DESIGN GUIDELINES

for

HOMEBUILDERS and HOMEOWNERS



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at the

SILVER CREEK VALLEY COUNTRY CLUB

San Jose, California

Prepared for Shea Homes

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SILVER CREEK VALLEY COUNTRY CLUB

DESIGN GUIDELINES FOR HOMEBUILDERS AND HOMEOWNERS

TABLE OF CONTENTS

	Page
INTRODUCTION	3
GUIDELINES FOR FILING APPLICATIONS	3
GOALS	4
DEFINITIONS	5
ARCHITECTURAL GUIDELINES	9
LANDSCAPE GUIDELINES	17
RECOMMENDED PLANT MATERIAL FOR INDIVIDUAL LOTS	36
SETBACK GUIDELINES	42
TABLE OF SETBACK AND GUIDELINE REFERENCES FOR INDIVIDUAL LOTS	44
RESIDENTIAL DESIGN EXAMPLES - STATEMENT	65
APPENDIX:	66
Fence Types	67
Builder Project Submittal and Approval Process Format	71
Homeowner Architectural Review Committee Form	74

INTRODUCTION

Silver Creek Valley Country Club is planned as a cohesive, high identity country club community made up of individual neighborhood developments and custom homes. Through the use of a winding 18-hole golf course, gated access, strong common facility architecture, hardscape and landscape, and through refined architectural design of individual homes, Silver Creek Valley Country Club is intended to achieve a memorable identity and image.

These design guidelines will assure that neighborhood builders as well as custom home builders and individual homeowners have the guidance to carry out this concept. The setbacks shown in the "Table of Setback and Guideline References for Individual Lots" are standards to be met while the remaining portion of the table are guidelines.

An Architectural Review Committee (A.R.C.) will be established to review and approve development plans and ensure that they comply with the goals of the overall project as stated in this document. All development plans must also comply with setback and other standards established for *Silver Creek Valley Country Club* by the A.R.C. and the City of San Jose, as well as all applicable building codes.

GUIDELINES FOR FILING APPLICATIONS

Guidelines for Filing Applications - Homebuilder:

In the appendix portion at the end of this document is detailed process a homebuilder must go through to obtain A.R.C. approval to build homes at *Silver Creek Valley Country Club*. Only after review and acceptance by the A.R.C. can a developer/homebuilder proceed to obtain required approvals and building permits from the City of San Jose.

Guidelines for Filing Applications - Homeowner:

In the appendix portion at the end of this document is an application form for a homeowner who is interested in a home or yard improvement. This form must be filled out and submitted to the A.R.C. with three copies of the proposed improvement. Only after review and acceptance by the A.R.C. can a homeowner proceed to obtain any required approvals and building permits from the City of San Jose.

GOALS

The general development goals of *Silver Creek Valley Country Club* are stated below together with the particular architectural and landscape guidelines that are intended to achieve that goal. These goals, along with set back and height standards are summarized in a following section entitled "Table of Setback and Guideline References for Individual Lots".

Goal #1: To ensure that the individual neighborhoods and homes, enhance and complement the overall community identity while expressing their own high quality individuality.

Architectural guidelines: A-1, A-2, A-3, A-4, A-10 Landscape guidelines: L-1, L-1.2, L-1.3, L-1.5, L-1.7

Goal #2: To ensure a coherent hierarchy to the streetscape at Silver Creek.

Architectural guidelines: A-2, A-3, A-9, A-10

Landscape guidelines: L-1.2, L-1.4

Goal #3: To ensure that where publicly visible, individual homes settle gracefully into their sites.

Architectural guidelines: A-5, A-6, A-7, A-8 Landscape guidelines: L-1.2, L-3.2, L-3.3

Goal #4: To ensure that landscape, fencing, hardscape and other site design elements enhance the overall quality of the community and where appropriate, ease transitions to neighboring properties and/or adjacent open space.

Architectural guidelines: A-1

Landscape guidelines: L-1.1, L-1.4, L-1.5, L-1.6, L-1.7, L-1.7, L-1.8

Goal #5: To ensure that urbanized areas outside *Silver Creek* are minimally impacted visually by the development.

Architectural guidelines: A-1, A-5, A-6, A-8

Landscape guidelines: L-1.1, L-1.13

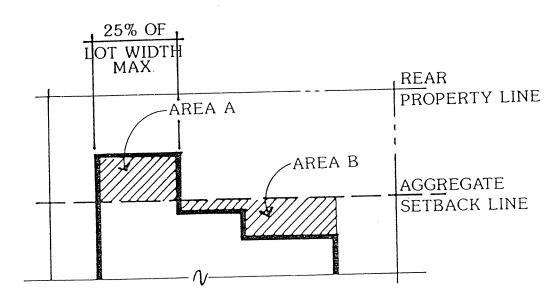
Goal #6: To create individually identifiable neighborhoods within the overall Silver Creek community.

Architectural guidelines: A-1, A-2

Landscape guidelines: L-1

DEFINITIONS

Aggregate Rear Yard Setback: The area beyond the setback line offset by an equal open area within the building envelope as illustrated below:



AREA A MUST BE NO GREATER THAN AREA B

Projections across the aggregate setback line may not encroach onto the required side yards as defined in the setback guidelines section.

Aggregate of Both Sideyards: The total minimum setbacks of both sideyards combined.

Building Height:

- A. The maximum building height will be thirty-five feet (35'-0").
- B. Building height is as defined below from *Chapter 20.04.300* of the San Jose Municipal Code or as ameneded.

The "height" of a structure at any point is the vertical distance between its top surface and the "grade" immediately below it. For purposes of this Section, "grade" shall be determined as follows:

- 1. For any point on the top surface of a structure, "grade" is the intersection of the vertical line, through said point, with a straight line which passes through:
 - a. the vertical point; and
 - b. the nearest point of the property line nearest to the vertical line; and
 - c. a point on a second property line opposite to the first property line.

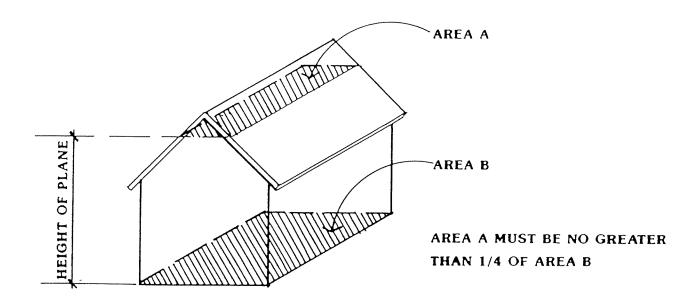
Said property lines shall be property lines of the same lot on which the structure being measured is constructed or installed and said property lines shall be assumed to lie on the surface of the finished ground elevation.

- 2. When the point described in Subsection A.2 or in Subsection A.3 of this Section is more than seventy-five feet (75') from the nearest exterior surface of the structure, such point shall be moved along the same bearing, as was established pursuant to Subsection A of this Section, to a point at finished ground elevation and seventy-five feet (75') from said exterior surface.
- 3. When there is an on- or off-site retaining wall located within six inches (6") of the property line at the point established by Subsection A.2 or by Subsection A.3, said point shall be moved along the same bearing, as was established pursuant to Subsection A, to a point at finished ground elevation and twelve inches (12") off-site.

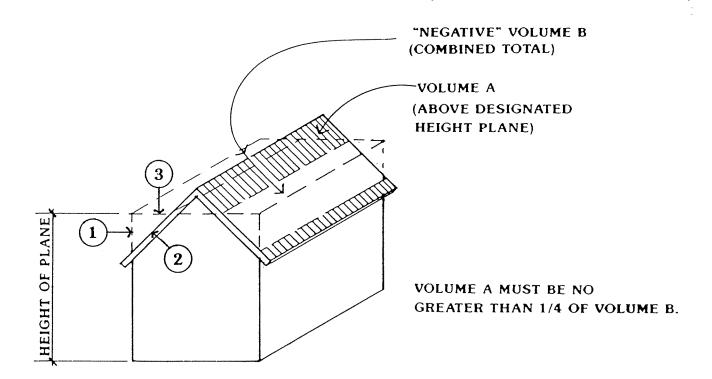
Building Height Plane: In an effort to avoid a "chopped off" appearance created by height restrictions, building height plane is defined as follows:

Designated building height shall define a plane, approximately parallel to the ground plane as it occurs around the perimeter of the structure. Building roofs may protrude above this height plane subject to the following limitations:

- 1. No part of the roof may exceed the designated building height plane by more than 8 feet.
- 2. The area of the protrusion(s) where it penetrates above the designated building height plane cannot exceed 1/4 of the building foot print.



- 3. The volume of the roof protrusion(s) (A) above the building height plane may not exceed 1/4 of the "negative" volume (B) defined by the following:
 - 1. The vertical projection of the perimeter walls above the roof.
 - 2. The roof slope.
 - 3. The building height plane.



4. Chimneys are not subject to the height limitations.

LIST OF ARCHITECTURAL DESIGN GUIDELINES

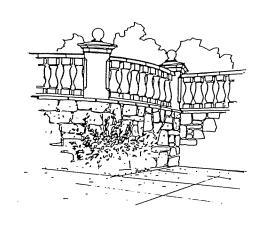
		Page
A-1	General Architectural Guidelines	10
A-2	Neighborhood Identity	14
A-3	Streetscape	14
A-4	Siting	14
A-5	Visible Side and Rear Elevation	14
A-6	Side Split Lots/Side Slopes Between Lots	15
A-7	Upslope/Ungraded Lots	15
A-8	Downslope/Ungraded Lots	15
A-9	Boulevard Lots	15
A-10	Showcase Lots	16

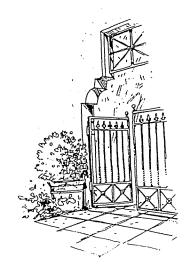
ARCHITECTURAL GUIDELINES

A-1 General Architectural Guidelines

A strong, memorable and appropriate architectural vocabulary has been established at *Silver Creek Valley Country Club*. Walls, bridges, entry monuments, guard houses and gates, the country club, and the swim and tennis club, all reinforce this common theme. This vocabulary has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany whose topography, vegetation and climate is very similar to *Silver Creek*. This palette of cut and rustic stone with hues of rose, buff and ochre, ornamental carved or cast stone, terra cotta roof tile, awning shutters, detailed iron work and plants potted in terra cotta has a strong historical precedence here in the Bay Area, the Stanford campus being perhaps the single most cohesive example.

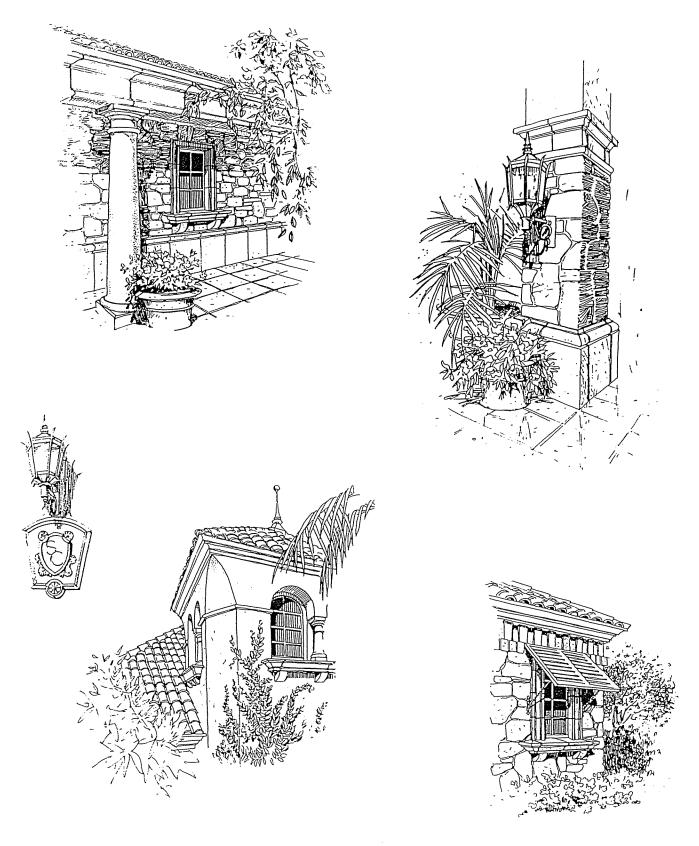
While this vocabulary is clearly derived from traditional, historical precedent, highly differentiated interpretations are also encouraged at Silver Creek. Perhaps most importantly, this style establishes a core color and material palette from which architectural expressions can range from the earth hugging stucco and stone compositions of the contemporary southwest, to the muted rose pastel and terra cotta of the coastal Mediterranean, to the cascading gothic roof lines of grand English country homes. Examples of this specific inland Mediterranean interpretation as well as derivative expressions, are provided herein:





Specific Expressions

Specific expressions employ rustic and cut stone, detailed plaster work, wrought iron, awning shutters, and terra cotta roof tile.



Specific Expressions (Cont'd)

Specific expressions employ rustic and cut stone, detailed plaster work, wrought iron, awning shutters, and terra cotta roof tile.



Derivative Expressions

Derivative expressions, either contemporary or traditional should use stone work, plaster work, graceful roof lines and fine detailing to tie into the overall Silver Creek vocabulary.

Materials Encouraged or Discouraged:

In an effort to maintain a continuity of identity, high quality, and high material integrity, the following materials and colors are encouraged or discouraged. For the purposes of these Guidelines, the term "discouraged" shall mean prohibited unless owner, builder and/or architect can give compelling reasoning to allow a variance.

1. Exterior Walls

Encouraged: Cement plaster, trowel applied synthetic plaster (i.e. Dryvit), stone or brick masonry, cast concrete, shaped plaster and tile are encouraged. Dimensional lumber siding is allowed but requires adequate painting, staining, preserving and maintenance to insure against uneven weathering, "sprinkler scallops", black mold or severe checking and splitting. Sheet siding such as plywood or masonite may be allowed (sparingly), but must be used in conjunction with sufficient masonry and trim accents to maintain an overall high quality appearance.

Discouraged: False stone or brick, false fiber board stucco, metal siding, vinyl siding, unfinished wood, exposed plain concrete block, sheet siding such as plywood or masonite.

2. Roof

Encouraged: Barrel and flat terra cotta clay tile, flat integral color concrete tile, wood shake or shingle, slate. Flat roofs are allowed where appropriate to an acceptable architectural form, however, all visible areas including areas viewed from hills above, are considered critical to the overall design. Therefore, rooftop material and color as well as flashing details, vents and mechanical equipment must be approved.

Discouraged: Composition shingles or sheet roofing, metal roofing, synthetic wood shakes or shingles, high glazed clay tile or glossy painted concrete tile, fiberglass, asbestos or hard board shingles, unless specific product is approved.

3. Windows and Skylights

Encouraged: Clear or tinted glass, dark anodized or painted aluminum frames, wood frames, clear or tinted skylights integrated into architecture and with frames that blend with the roof, multi-paned windows.

Discouraged: Reflective glazing, clear anodized or mill finished aluminum frames, white or frosted plastic skylights.

4. Colors

Encouraged: Warm toned colors including creams, rusts, buffs, rose beige, ochre, gold and terra cotta.

Discouraged: Stark blue/white; bright pastels; bright, intense pure colors in large expanse.

A-2 Neighborhood Identity

Individual neighborhoods are encouraged to be built as clusters with a unified theme or character. Single points of entry allow for the development of neighborhood gateway monuments to give each cluster its own identity and such monumentation is encouraged subject to review by the Architectural Control Committee.

A-3 Streetscape

Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Cluster builders are encouraged to mix their product to provide a variety of garage placements relative to floor plan and site plan. By providing a mix of side facing or angled garage doors, garage doors set back further than living areas and garage doors that tie into court-yard entry portals, as well as by setting street facing garage doors back a minimum 18" into structures, this impact can be minimized.

A-4 Siting

Builders are encouraged to develop creative integrated siting techniques such as zero lot line plans with landscape easements to maximize the outdoor enjoyment and privacy available to each resident.

A-5 Visible Side and Rear Elevations

Side and rear elevations seen substantially from public and common areas will be judged as critically as street elevations during the review process. These elevations will require careful design of form, materials, and detailing. This may include carrying the same level of finish to side and rear elevations. Flat two-story wall elevations are discouraged.

A-6 Side Split Lots/Side Slopes Between Lots

Individual home designs and finish lot grading should act to soften the composition of buildings stepping up or down along a sloping roadway. Front yard side slope areas should be finish graded so as to "feather" the slope and landscaping from lot to lot. Building form should avoid high blank sidewalls at the top of side slope banks. Pony walls and skirt walls supporting structures cantilevered over the tops of side slope banks are discouraged in favor of retaining walls dug into the toe of upslope banks.

A-7 Upslope/Ungraded Lots

On large, upslope ungraded lots buildings should step up the hill. Care should be taken in the design of front elevations, entry porches and stairs, as well as streetfront landscaping and hardscape to settle these homes into their sites.

A-8 Downslope/Ungraded Lots

Downslope and sideslope ungraded lot homes should have stepped floor levels to keep them close to natural grade. Particularly where downslope rear elevations are visible, they should be kept low and have elevational interest. Pony walls should be be minimized and screened with adequate landscaping. Retaining walls to create level yard areas, where appropriate and approved, should be compatible in finish with home and screened by landscaping. Alternatively, battered boulder retaining walls may be used as part of an overall landscape scheme and as transition to open space when integrated with transitional landscape plantings. (See L-1 and L-3.)

A-9 Boulevard Lots

These lots are generally 110' wide at the street and front on Country Club Parkway or on Spyglass near the main entry. Garages within 20' of the front face of the home may not face the street. Garages facing a side yard must be ± 26 ' minimum from the property line to allow for backing out Where garages face the main body of the house, as in an auto court configuration, individual doors may be no wider than 10', should be separated by a minimum of 18" and should be set back a minimum of 18" from the face of the structure. Driveway configurations must accommodate a turnabout so that backing into the street is not required.

A-10 Showcase Lots

These "showcase" lots are located between the main entry and the clubhouse (Neighborhood 9). Pad elevations are generally 4' above curb grades and look over the street to the 18th fairway and the hills beyond. Because Country Club Parkway has a median island in this neighborhood, curb cuts should be located directly opposite island breaks to accommodate driveway access from both directions. The prominent location of these homes requires a further refinement of exterior finishes and materials. Front facing garage doors are not allowed in this neighborhood.

LIST OF LANDSCAPE DESIGN GUIDELINES

			Page		
L-1	GENER	AL LANDSCAPE GUIDELINES	18		
	L-1.1	Existing Vegetation and Natural Features	18		
	L-1.2	Views and Screening	20		
	L-1.3	Landscape Grading	20		
	L-1.4	Yard Development	21		
	L-1.5	Fencing, Walls and Street Frontage Lighting	22		
	L-1.6	Hardscape and Paving Materials	24		
	L-1.7	Plant Material	25		
	L-1.8	Native Plant Material	26		
	L-1.9	Minimum Tree Requirements	26		
	L-1.10	Side Yard Slopes	27		
	L-1.11	Soil Amendments	27		
	L-1.12	Irrigation	28		
	L-1.13	Maintenance	28		
	L-1.14	Yard Developments Plan Submittals	29		
L-2	GOLF	COURSE WALL/FENCE	30		
L-3	DEVELOPMENT ON SLOPES				
	L-3.1	Side and Rear Yard Fences - Downslope and Upslope	31		
	L-3.2	Development onto Downslopes (From Pad)	31		
	L-3.3	Development onto Upslopes (From Pad)	32		
	L-3.4	Athletic Surfacing	33		
L-4	DEVEL	OPMENT OF HIGH EXPOSURE LOTS	33		
L-5	DEVEL WITH S	LOPMENT OF NATURAL (Unpadded) LOTS OR THOSE SUBSTANTIAL NATURAL AREA	33		
L-6	DRAIN	DRAINAGE EASEMENTS IN LOTS			
L-7	FLAGL	FLAGLOTS 3			
L-8		LOTS WITH PREVIOUSLY INSTALLED LANDSCAPED SLOPE AREAS			

LANDSCAPE GUIDELINES

L-1 General Landscape Guidelines

At Silver Creek Valley Country Club the overall design concept is to complement the natural beauty and awaken an appreciation of the physical fabric by all residents and visitors. Shea Homes will create a total community theme by blending natural and man-made elements into a cohesive environment. Each neighborhood developer will further intensify this community theme in particular neighborhood areas so that each will have their own identity within the larger setting. Finally, the consummation of the total community concept lies with the homeowner. The following parameters have been established to produce the desired aesthetic results while maintaining a distinct identity for each individual residence.

Two major design themes have been established by Shea Homes to guide in the development of Silver Creek Valley Country Club. The first of which is to mirror and complement existing site features. The homeowner plays a vital role in continuing the aesthetic potential of the entire development. Architectural and hardscape elements have specific standards of types of materials and finishes that have been selected to complement the natural environment and architecture to promote the aesthetic characteristics which are representative of the planned community. Secondly, plant material used in the home landscape should conform to certain standards which enhance the individual lots ability to blend in with the total neighborhood environment. Detailed plant lists are presented in the appendix section of this document.

The following text outlines the landscape design principles to be followed by each homebuilder/homeowner to insure that regardless of individual appearance or preference, all of the homes will complement each other and fit into the total design framework at *Silver Creek Valley Country Club*. These General Landscape Guidelines apply to the development of <u>all</u> lots at *Silver Creek Valley County Club*.

L-1.1 Existing Vegetation and Natural Features

Existing trees of significant character, condition and size have been plotted and retained in all possible cases. In some cases no native vegetation of qualifiable standards will occur on graded homeowner pads, however, in the event that it does, the following conditions apply:

A. No naturally existing trees or shrubs may be removed without the written consent of the Architectural Review Committee (A.R.C.) and the City of San Jose Planning Department.

B. Trees to be preserved shall be permanently identified by a metal numbered tag and surrounded by chain link, hog wire, or 4-strand barbed wire fence prior to any grading or removals. The fence shall occur at the dripline in all cases. Tree masses to be saved can be protected with a fence surrounding the entire tree mass.

Trees to be removed shall have a permanent marking either with spray paint or survey flag and shall not be protected with fences.

- C. Native oaks are particularly sensitive to development. The following activities will not be allowed within the dripline of existing oaks:
 - 1. Trenching, grade cutting, filling, soil compaction, or rototilling unless approved by a certified arborist.
 - 2. Landscaping with plant materials which require spray irrigation. (Drip irrigation may be permitted).
 - 3. Paving with materials of limited permeability. Use of porous materials such as brick over sand is encouraged to allow sufficient water penetration and gas exchange.
 - 4. Newly constructed barriers (concrete foundations, swimming pools, garden walls) can act as dams that trap water. Should such a barrier be proposed, a certified arborist shall be consulted to determine if any special remedial measures must be undertaken.
 - 5. Sometimes, for remedial procedures proposed by an arborist, some limited infilling may be allowed. Boring or hand digging (in place of trenching) may limit damage to tree roots if a pipe or electrical line must be installed.

Other natural features which exist on the site consist of rock outcroppings and dry laid stone walls. Should the rock outcroppings occur on a lot, they are to be preserved. Generally, the stone walls shall be preserved in place unless they need to be removed due to grading of the site. If displaced, the dry laid stone walls shall be reconstructed to function as neighborhood walls. Any reconstruction of a stone wall is subject to review by the Architectural Review Committee.

L-1.2 Views and Screening

Shea Homes has developed a master plan which responds to the natural beauty of the area. Most lots are situated to optimize the view potential of the site. Each homeowner is responsible for creating a "theatrical" foreground which accentuates the immediate as well as distant views, preserving view corridors and considering the views of neighbors and the total community when planting. Trees and shrubs should be selected to fit specific locations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the total scheme.

When screening of undesirable elements or views is necessary, the same principles should be employed, always keeping in mind the long term effect on the total community. Screening should be massed and combined with gentle mounding to enhance the aesthetic qualities and not just provide a "wall" of plant material.

Walls and fences which occur on private property should be softened by the use of shrubs, vines and espaliers. However, the plant material and architectural elements must be compatible with one another. Consulting a landscape architect is encouraged and advisable to ensure the continuity of the character desired for the community.

L-1.3 Landscape Grading

It is the homeowners responsibility not to alter grades in such a way that would affect the overall drainage pattern. It is, however, encouraged that the homeowner use grading to create a private garden which is pleasing. Mounding and earth berms are encouraged if they fit into the homeowners landscape design and accommodate prescribed lot drainage. Grading plans should be submitted with the landscape package that will be reviewed by the Architectural Review Committee. It is encouraged that these plans be developed by a registered landscape architect or civil engineer.

These guidelines should be followed:

- A. Drainage easements which occur on individual lots shall not be blocked by any obstructions.
- B. Retaining walls over eighteen inches (18") in height shall be of masonry construction and walls over three feet (3') shall not installed without structural calculations developed by a structural engineer. All retaining walls are to be submitted to, and approved by, the Architectural Review Committee and the City of San Jose.
- C. Surface drainage swales are preferred to underground, piped drainage. Where possible, create drainage swales to use the natural surface run off for plant irrigation. These are guidelines, consultation with a soils engineer is encouraged.

Some lots will have unique grading designs which require special attention. See Criteria L-5 for grading of natural lots.

L-1.4 Yard Development

Yard Development for the homes at Silver Creek Valley Country Club can occur in front, rear and side yards subject to the following criteria:

- A. All paving and hardscape should blend with the architecture.
- B. Areas adjacent to driveways, patios, pool decks, and walks should be landscaped according to the planting criteria in Section L-1.7 and the Plant Matrix in the Appendix.
- C. Areas between the sidewalk and curb, if applicable, shall be developed to blend in with the overall yard plan and take into consideration the neighborhood parkway landscaping as well. The intention is not to minimize creativity, but to encourage a harmonious treatment at the edge of the street throughout each neighborhood. In general, the parkway (area between curb and sidewalk) is to be developed using the following criteria:
 - 1. Specified street trees must be installed, retained and maintained in good health.
 - 2. The ground plane is to be predominately ground cover, lawn and shrubs are not permitted in this area.
 - 3. Up to one third of the total lineal frontage of the parkway, to a maximum of 20', can be installed in a paved surface. This surface is to be primarily used for a guest arrival zone (from parked cars) and must repeat a predominant architectural material such as brick, stone or cast stone.
- D. Pools, spas or water features should be engineered by a licensed structural engineer. Drawings and specifications for such improvements should be submitted to the Architectural Review Committee for approval.
- E. Any proposed walls or fences have the following height restrictions:
 - 1. Garden wall (not retaining) 6'-0" maximum.
 - 2. Pool enclosure fencing/wall 6'-0" minimum to 7'-0" maximum.
 - 3. Yard fencing (wood/metal) 7'-0" maximum.
 - 4. Retaining walls 3'-0" maximum (may be terraced, however, with plant material between) exception noted in Section L-3.4.
 - 5. Detached front yard walls within building set back 3'-0" maximum height.

- 6. Front yard walls which are attached to, and designed as, a part of the house covering no more than 1/3 of the house frontage 6'-0" maximum.
- 7. Mailbox/entry pilaster with street lighting unit as a part 5'-0" maximum.
- F. Any proposed wood decks should have their structural support members concealed, preferably with masonry materials or dimensional wood siding. (Lattice screening alone is not acceptable.)
- G. Planting should be designed to screen the use areas and yard improvement from public view and to complement the overall yard scheme. (See Section 1.7)
- H. Each yard should have a full coverage automatic irrigation system that should be installed and maintained in the yard at all times by the Homebuilder/Homeowner.

I. Proposed Overhead Structures:

- 1. Proposed overhead structures (trellis, shade structures attached to the house, or within 5'-0" of a house wall) should be set back a minimum of five feet (5') from the side and rear property lines, except in the case of a zero lot line house where they may occur 1'-0" from the use easement line. Construction materials and color detailing shall reflect the architecture of the home. Only structures which are attached to the house shall occur in the front yard.
- 2. Proposed structures which are designed to be viewed from a distance in the gardens (such as a gazebo) shall have a minimum five foot (5') set back from all property or use easement lines. Construction materials and colors should be consistent with the home but design detailing can differ as the structure is further away from the house.
- 3. All shade structures and deck plans shall have a structural engineer's or architect's stamp and structural calculation prior to submission. to the A.R.C.

L-1.5 Fencing, Walls, and Street Frontage Lighting

The architectural elements designated for *Silver Creek Valley Country Club* complement the natural rolling terrain and rock outcroppings. Elements such as walls, fences, arbors and paving play a vital role in promoting harmony and continuity of the development. Due to the high visibility of walls and fences, their location and design will have a direct effect on the overall appearance of the site. Without exception, it is essential that the patterns and textures chosen complement the surrounding architecture.

The homeowner or neighborhood builder is responsible for three (3) types of fences within the confines of a lot: common sideyard fencing, yard wall and/or fences, and the golf course fence. Some lots front on the golf course. Should this apply, refer to guideline L-2 for a discussion of the golf course fence.

Common Sideyard Fencing:

This fence is to be constructed along with the residential units. It may be constructed of wood, stone, plaster, concrete, or a combination of those materials listed. The builder or homeowner, with approval of the Architectural Review Committee, will choose the particular side yard fence design, however, it should complement the architecture of the homes and fit into the overall design guidelines. If wood is used for the fence, the fence must either be a "good neighbor" style, which does not display a bare framework to either side of the fence, or a style which completely conceals all framework. Fences visible from the street must be treated with stain or paint to complement architecture colors. No unfinished "naturally weathering" wood fences will be permitted in these areas. Staining or painting both sides of fences, visible or not, however, is encouraged.

View fences are encouraged where lots open up onto open space or where solid sideyard fencing would block a view which would otherwise be desirable. Any lots which back-up to natural areas must have view fencing. For view fencing materials, chain link fencing is discouraged; however, fencing such as electric welded wire with wood posts is acceptable as is three foot (3') solid wood fence with wire fencing above. Barbed wire fencing is prohibited.

Yard Walls and Fences:

Yard walls and fences, if desired, must be an integral part of the home architecture as well as the surrounding landscape elements. Should the end of a fence or wall be publicly visible the end should "return" to expose a minimum twelve (12") inch dimension. Retaining walls should be planted at the base and top to "settle them into the landscape". Hedges in lieu of, or covering fences, are encouraged. Raised cast concrete or masonry planters are also acceptable. Masonry curbside pilasters with mail box, address and lamp are encouraged as part of the design theme throughout *Silver Creek Valley Country Club*. In general, fences and walls should occur on property lines except where large lots or natural conditions dictate otherwise and where the fence returns to the house.

Walls and Fence Materials Encouraged:

- A. Walls finished with cement plaster, trowel applied synthetic plaster, stone or brick masonry, cast concrete, shaped plaster and tile.
- B. Fencing and ornamental iron painted in muted blended colors.
- C. Dimensional lumber siding, for fencing, is allowed but requires adequate painting, staining, preserving and maintenance to insure against uneven weathering, "sprinkler scallops", black mold or severe checking and splitting.
- D. Sheet siding, for fences, such as plywood or masonite, while may be allowed, should be used in conjunction with sufficient masonry trim accents to maintain an overall high quality appearance.

Wall and Fence Materials Discouraged:

- A. False stone or brick, false fiber board stucco, metal siding, chain link, vinyl siding, unfinished wood, exposed plain concrete block.
- B. Unfinished "naturally weathering" wood fences which are visible from the street or create an unpleasant view to a neighbor.
- C. Solid fences in undeveloped open space.
- D. Sloped areas with solid fencing (except as defined in Section L-3.1).

See the fence examples in the Appendix for styles approved for use at *Silver Creek Valley Country Club*.

Street Frontage Lighting:

The Homeowner/Homebuilder will be responsible for installing lighting in their front yards at or near the street right-of-way. This lighting should consist of a minimum of one fixture incorporated into a mailbox enclosure or other entry element whose design should be compatible with the architecture of the home. Maximum allowable wattage for these fixtures should be limited to 40 watts incandescent lighting with "cut off" optics to minimize light spillage. Mounting heights should not exceed five feet (5') and switching should be controlled by photocell for automatic operation.

L-1.6 Hardscape and Paving Materials

The design vocabulary of *Silver Creek Valley Country Club* has been established by the architecture of the common facilities, in particular, the use of natural stone on the building facades. In that context the use of natural materials, such as stone and brick for paving and walls is desired.

Encouraged Paving Materials and Styles:

- A. Paving areas, particularly wide driveways, that are broken up in patterns and interspersed with planting.
- B. Turf block, stamped and colored concrete, masonry or interlocking block pavers are desired.
- C. The use of natural stone or brick materials for paved surfaces.
- D. Wood decks are suitable as a "hardscape treatment", but are to be detailed, finished and stained to match the architecture.

E. Ornamental cast stone, if used for paving, is suitable.

Discouraged Paving Materials and Styles:

- A. Large areas of untextured and/or uncolored concrete (however, concrete bands or score patterns are not discouraged).
- B. Unfinished exposed concrete block or plain cast concrete retaining walls.
- C. Unfinished naturally weathering wood decks visible from the street or from a neighbor.
- D. Synthetic materials such as corrugated fiber glass or aluminum, false stone, or false brick.

L-1.7 Plant Material

The existing natural plant materials significantly influences the character of *Silver Creek* Valley Country Club. The homeowner is responsible for enhancing the natural characteristics of the total development by creatively developed home sites. Plant materials have been selected for use in the home landscape because of their specific characteristics which complement the natural climate, soils and aesthetic conditions. See "Recommended Plant Material for Individual Lots" following this section.

Silver Creek Valley Country Club is located in Northern California's coastal climate on the border between Zones 15 and 16 as defined in the Sunset New Western Garden Book. These zones get their designation as a coastal climate area because 85% of the time this region is influenced by the ocean and by the inland weather patterns only 15% of the time. Zone 15 includes the cooler temperatures found in cold air basins or on the hilltops above the thermal belts. Thermal belts are bands of a hillside or tilted valley floor from which cold air flows downhill. The lowlands are valley centers, into which cold air flows, are called air basins. Zone 16 allows for more subtropical plants because it consists of thermal belts which have warmer temperatures. More specifically, these zones get a regular afternoon wind in the summer. Trees and dense shrubs planted on the windward side of a lot can disperse the wind and create a more comfortable environment for plants and people. A neighborhood full of trees can usually keep the wind above the rooftops. The low temperatures in the San Jose area range form 32 degrees to 19 degrees F. Much of the approved plant material falls under the Sunset New Western Garden Book's classification for drought tolerant plant material. Since the community is in a grassland area with native oaks, it is advantageous to incorporate a percentage of the landscape with these species. The plant palettes give a wide range of suitable choices for a variety of landscape needs.

The intent of the recommended plant lists in the appendix is to encourage the homeowner to enhance the beauty of the lot and the community while keeping within the overall design theme of *Silver Creek Valley Country Club*. The predominant native vegetation is mature Oaks (<u>Ouercus lobata</u> and <u>Ouercus agrifolia</u>), California Bay Tree (<u>Umbellularia californica</u>) and Poplar (<u>Populus fremontii</u>).

Again, much of the plant material listed in the appendix falls under <u>Sunset's</u> classification for drought tolerant plant material. It is advantageous to the homeowner to incorporate a percentage of the landscape with these type of species. Consulting a landscape architect or horticulturist is encouraged for any specific questions concerning the adaptability of certain species.

L-1.8 Native Plant Material

The use of indigenous plant material is encouraged for tree shrub and groundcover plantings particularly where there is a transition from formal gardens to natural area. Plant materials with similar requirements should be grouped together, especially in transition zones. Although more difficult to obtain in the commercial nursery trade, the native plants require less irrigation or fertilization than exoctics, and reinforce the rugged, naturalistic character of the site. A minimum of twenty (20%) percent of the plants chosen should be from native plant lists.

L-1.9 Minimum Tree Requirements

- A. One (1) tree from the list in the appendix, should be planted on the property per 1000 square feet of lot area (i.e. a 6,000 square foot lot shall have six (6) trees, and 8,000 square foot lot, eight (8) trees). Thirty percent (30%) of said trees should be a minimum of two (2") inches caliper and ten (10') feet in height. (Generally sold as a "24-inch box" tree).
- B. If residence is located on a corner lot or adjacent to Silver Creek Road or Silver Creek Valley Road, a minimum of two additional trees may be required.
- C. If a residence is two-story and the first floor covers less than twenty (20%) percent of lot area a minimum of two (2) additional trees may be required.
- D. The following credits will be granted for the planting of more mature trees as follows:

- 1. A four (4") inch caliper tree will be given a credit for three (3) two (2") inch caliper trees.
- 2. A six (6") inch caliper tree will be given a credit for four (4) two (2") inch caliper trees.
- 3. An eight (8") inch caliper tree will be given a credit for five (5) two (2") caliper trees.

L-1.10 Side Yard Slopes

Landscaping and irrigation for side slopes within lot lines should be installed and maintained by the homeowner. An erosion control groundcover, trees and shrubs should be installed so as to enhance and stabilize the slope area. Fifteen gallon trees and five gallon shrubs should be used.

A low precipitation rate irrigation system should be designed and installed to allow for the proper condition for plant growth. Consulting a landscape architect for answers to questions regarding slope planting is encouraged.

L-1.11 Soil Amendments

The soils of *Silver Creek Valley Country Club* can vary widely from lot to lot. A diverse range of soil types naturally occur in this area. An agricultural soil suitability test should be submitted as part of the landscape package to be examined by the Architectural Review Committee.

The soils test results should include recommendations for amending and preparing the soil for planting operations. A general soil amendment program to remedy any adverse conditions might be as follows:

- A. Rototill existing soil to a depth of six (6") inches except under existing oak trees where roots would be damaged. Remove all large stones and weeds. Depressions caused by the removal of objectional materials should be backfilled with top soil equal to the surrounding soil.
- B. Apply amendments according to types and quantities per soils report.
- C. Blend all amendments by rototilling thoroughly into six (6") inches of soil. Bring to finish grade and level by rolling. Fill low spots.
- D. Proceed with irrigation and planting.

L-1.12 Irrigation

In the Silver Creek Valley Country Club, irrigation is required to establish and maintain landscape plantings on each lot. Each yard should have a full coverage, automatic irrigation system installed and maintained by the Homebuilder/Homeowner. The automatic irrigation system should be designed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. The homeowner's system should also be designed to meet all water conservation practices required by the City of San Jose. Other water conservation techniques are:

- A. Sprinkler heads which will, when properly spaced, provide precipitation rates less than one half inch (1/2") per hour (i.e. low gallonage sprinkler heads).
- B. Use of drip irrigation emitters.
- C. Anti-drain valves installed just upstream of low sprinkler heads to prevent line drainage and erosion.
- D. Pressure regulators where water pressure is excessive.
- E. Program controllers to promote water conservation.
 - 1. Dual program and multiple repeat controllers.
 - 2. Automatic rain switch for controller turn off.
 - 3. Moisture sensing devices in the soil, where necessary.
- F. Water conserving irrigation design. Berms and turf berms particularly shall be used only in large areas and only in the highest visual impact areas.

All above ground irrigation equipment should be screened from public view with plant material and/or placed behind fences.

L-1.13 Maintenance

Landscape maintenance is required to preserve the overall design concept of the site. Maintenance responsibility zones have been established and can be categorized as follows:

City Maintenance Areas

All public streets in the Silver Creek Valley Country Club area will be dedicated to the City of San Jose and will be maintained by the City. All landscaped areas within the street right-of-way which is within the Silver Creek Valley Country Club shall be maintained by the Homeowners Association.

Silver Creek Valley Country Club Homeowners Association

All common areas which fall outside of the individual lots, and the other use areas noted below, are the responsibility of the Silver Creek Valley Country Club Homeowners Association. The common areas include the main entry, all public and private street right-of-way within the boundary of the Silver Creek Valley Country Club, sidewalks, pedestrian trail system, and all open space slope areas including the golf course transition zone within the boundaries of Silver Creek Valley Country Club. Other use areas such as the golf course, commercial center and swim and tennis club, may have their own maintenance organization.

Resort Home Neighborhood Association (Attached Homes)

A separate association has been established for the attached resort homes within the Silver Creek Valley Country Club. This association is responsible for the maintenance of all common areas within the townhome neighborhood boundaries, entry areas and right-of-ways for any street within the townhome boundary. The Resort Homeowner is responsible for maintenance in all areas classified as restricted common area.

Private Homeowner

The homeowner is responsible for all landscaping which occurs within the legal property line of each lot and the land between the front property line and the street, except for certain areas where the landscaping will be established and maintained by the Homeowners Association. (See Section L-8.)

L-1.14 Yard Development Plan Submittals

Yard development plans shall be submitted to, and approved by, the Architectural Review Committee and the City of San Jose prior to any construction. Creative planning of each homeowners private space is desirable. The homeowner is responsible for submitting plans drawn to scale that include all information which will help justify the landscape desired. A landscape architect is a good source for recommendations for additional plant material species or hardscape treatments. No bare ground, except for naturally occurring areas on natural or ungraded lots, is allowed as part of a landscape design submittal. Landscape installation must commence within 180 days of escrow closing and be completed within one (1) year.

The following guidelines pertain to specific situations which may occur on individual lots throughout Silver Creek Valley Country Club. Check the matrix at the end of these guidelines to determine the specific guidelines pertaining to a particular lot.

L-2 Golf Course Wall/Fence

If the homeowner so chooses, a low wall or fence <u>may</u> occur where the rear or side yard of a single family residence is adjacent to the golf course. The height of this wall or fence must be limited to four (4') feet <u>or</u> the minimum height required to restrict access to a pool or spa should these improvements be proposed. The construction of this wall or fence is the homeowners responsibility and should be in accordance with the following *Silver Creek Valley Country Club* guidelines:

- Type 1. Low ornamental iron or other approved open style fence with or without intermediate masonry pilasters. Such fences must terminate in masonry pilasters at side lot lines. Pilasters should match architecture in finish and be no wider than sixteen (16") inches square.
- Type 2. Low ornamental iron or other approved open style fence with as much as an eighteen (18") retaining wall at base (stone, brick, or stucco faced to match architecture). Pilasters to be used as in Type 1 above.

In both cases, some of the wall length can be of solid brick, stone or plaster when designed as an extension of the home architecture. However, full justification for solid section should accompany the yard improvement plans. Design details for the golf course wall/fence should be submitted with development plans for the yard.

L-3 Development on Slopes (Additional conditions L-1 General Landscape Guidelines also apply.)

In special cases, and to expand the use area of a yard, development can occur on the slope area to a pad. The first third of a slope area, up to twenty feet (20') maximum from the pad adjacent to a home is the most desirable location for development. Each submission to the A.R.C. for development onto the slopes must incorporate the following additional items over and beyond the normal application:

- 1. Meet <u>prior to plan development</u> with the A.R.C. to discuss their proposed improvement and get guidance from the A.R.C.
- 2. Provide a detailed site plan <u>including written justification</u> stating reason(s) why the proposed slope improvement should be allowed.

- 3. Show a well conceived planting scheme which screens the view of the improvement from below and from other areas of the development. A minimum of eight feet (8') of planted area adjacent to the homeowner's improvement must be proposed.
- 4. The plan must illustrate how the proposed site improvement will blend in with the existing slope planting and irrigation systems and how the system will be modified. This plan is to be approved and implemented prior to the construction of the proposed improvement(s).
- 5. See Section L-1, L-3.1, L-3.2 and L-8 for further guidelines.

L-3.1 Side and Rear Yard Fences

All fences on sloping areas should be constructed of ornamental iron or a combination of masonry materials and ornamental iron. They should be a maximum of six (6') feet in height. Fences built on upslopes should be constructed of ornamental iron or approved open fencing except on side yard fences extending no more than ten (10') feet from pad edge where the solid side yard fence may be continued. Fence height is limited to six (6') feet except in the ten (10') foot area upslope from the pad where the solid fence should be no higher than eight (8') feet above the pad for the entire ten (10') foot distance.

Should no pool/spa or other water feature be proposed, a four (4') or five (5') foot fence in lieu of a six (6') foot fence is recommended. All applications for fencing must be accompanied with a plan for improvements in rear and side yards which should be submitted to the Architectural Review Committee.

L-3.2 Development Onto Downslopes (From Pad)

Assuming the general criteria from L-1 and L-3 (above) has been considered, rear yard development may, with specific approval, extend onto the downslope of the homeowners property contingent upon the following conditions:

- A. Neighbors view and views from other parts of the site have been considered during design.
- B. Proposed retaining walls for the downslope area should be constructed of masonry materials, should be a maximum of three feet (3') in height, should occur in the first third of the homeowners downslope to a maximum of twenty feet (20') past the pad, be finished to match the home architecture, and landscaped as identified in L-1 on the downslope side.
- C. Proposed wood decks for the downslope areas should be terminated with a masonry or other permanent and decorative wall and screened with plant material. Exposed wood structures or lattice screening of same are discouraged.

- D. No pools, spas or water features should be constructed within the slope area.
- E. Planting should be designed to screen the use areas and yard improvement from public view as noted in L-1.
- F. A full coverage automatic irrigation system should be designed installed and maintained in the yard at all times by the homeowner.

L-3.3 Development Onto Upslopes (From Pad)

Assuming the general criteria from L-1 and L-3 (above) has been considered, rear yard development may, with specific approval, extend onto the upslope of the homeowners property contingent upon the following conditions:

- A. Neighbors view and views from other parts of the site have been considered during design.
- B. No pools, spas or water features are to be constructed if they detract from the view of a neighbor or infringe upon a neighbors privacy.
- C. Notwithstanding the above, no pool, spa or water feature should be constructed within three feet (3') of the rear property line even if on the slope.
- D. Any retaining walls proposed for the upslope area must be less than five (5') feet in height, occur in the first third of the homeowners upslope, be finished to match the architecture of the home, and not be substantially visible from the street.
- E. Any wood decks proposed for the slope area should be terminated in such a way as to screen any deck structural members. Wood lattice alone is not acceptable. Dimensional wood siding, however, and/or masonry materials complemented by screen planting are encouraged.
- F. Planting should be designed to screen the use areas and yard improvement from neighbors and public view.
- G. Full coverage, automatic irrigation system should be designed, installed and maintained in the yard at all times by the homeowner.

L-3.4 Athletic Surfacing

Some of the lots at Silver Creek Valley Country Club are large enough to accommodate tennis courts and other types of paved athletic surfaces. All courts proposed should be set back a minimum of ten (10') feet from the side and rear property lines and should not occur in the front yard setback. No courts should be cantilevered and retaining walls should be kept to a minimum of four feet (4'). Views from above and the street must be considered and screening with plant material is encouraged.

L-4 Development of High Exposure Lots

Due to positioning, topography and proximity to the main loop road within *Silver Creek Valley Country Club*, some lots have extremely high visual exposure to public areas. Selection of materials, both hardscape and softscape, and the development of final design and detail should be of utmost concern to the homeowner or builder. Although the general criteria for quality landscape improvement has been listed above (see Section L-1), the following additional criteria should apply to the landscape developments in these lots:

- A. All paved surfaces and walls should complement the architecture and be of good quality both in design and installation.
- B. All plant material should be of sufficient size upon installation to provide impact and instant effect. Boxed trees (36" box and above) and major shrubs of fifteen 15 gallon size are encouraged.
- C. In the front yards, turf, if any, should be installed as sod.

L-5 Development of Natural (Unpadded) Lots or Those Lots with Substantial Natural Area

An important goal for lots which have natural areas within their lot lines must be the blending of the developed areas back to the natural terrain. These homeowners or builders should employ many of the same techniques on which the development of the Silver Creek Valley Country Club master plan was based. Those include the following criteria:

Landscape Grading:

- A. In a general sense, landscape grading should attempt to minimize the "engineered" look of typical manufactured slopes.
- B. Avoid steep and sharp cuts and fills. The preference is for smooth, flowing contours of varied gradients from 2.5:1 to 5:1.

C. Slopes can be modified by contoured grading of fill at the top and toe of slope. Drifts of trees can be used at the flatter portions of the toe of slope for erosion control and runoff for irrigation.

Landscape Drainage:

- A. It is important to consider the drainage from the site. Natural conditions of drainage should be preserved where possible.
- B. Bench drains and concrete swales are to be avoided. It is preferable to use contoured swales planted with riparian-type vegetation.
- C. Where possible create drainage swales to use the natural surface runoff for plant irrigation.
- D. Natural lots that have little or no grading, except for driveway and garage pad, are preferred.

Views:

Special care needs to be taken to preserve view corridors to the many amenities offered by the site. Trees and shrubs should be carefully selected keeping in mind eventual size and location in relation to views from both your lot and your neighbor's lot. Plant material may be selected and placed to frame views and screen undesirable view components as necessary.

Planting and Irrigation:

- A. Tree, shrub, and ground cover planting on slopes should be designed to complement planting themes in adjacent areas. The use of native plants and other drought tolerant plants is encouraged.
- B. Slope plantings should be arranged in a casual and random manner. Randomly spaced groupings of plants will blend with the sites natural areas best.
- C. In order to avoid definite "lines of demarcation", the irrigated area, drought tolerant planting (temporary irrigation) and natural landscape (non-irrigated) should be designed to "blend". Plant materials from one "zone" should be used in the adjacent one and, "fingers" of planting must be extended into the natural areas in logical spots (drainage areas) to create more random and casual planting themes in natural areas.

L-6 Drainage Easements in Lots

Should a drainage easement fall within a homeowners property lines, that homeowner is charged with the maintenance of the easement (i.e. keep it clear of debris and mowing the grass on a regular basis).

L-7 Flaglots and Adjacent Lots

To allow for flaglot development which decreases the chance for the appearance of a "tunnel drive", and to allow for open, natural landscapes, the following guidelines shall be employed:

- A. Restrict fencing along flaglot property lines near the street.
- B. Encourage common driveways to adjacent garages and the use of non-standard paving materials (different than asphalt and concrete) to soften the driveway approach.
- C. A common landscape treatment for front yard areas adjacent to flaglot drives should be encouraged. Trees and shrubs should be planted in a randomly spaced fashion and not planted to form a line along the driveway access.
- D. As long as proper drainage is still accommodated, the adjacent ground plane should undulate through mounding to create a more natural character.
- E. Trees and shrubs should be planted in a randomly spaced fashion and not planted to form a line along the driveway access.

L-8 Lots with Previously Installed Landscape Slope Areas

Landscape and irrigation that occurs on slope areas <u>within</u> the property lines of lots <u>should</u> <u>not be modified</u> unless an approved plan has been submitted by the homeowner and approved by the Architectural Review Committee and the City of San Jose (see Section L-1.4).

RECOMMENDED PLANT MATERIAL FOR INDIVIDUAL LOTS

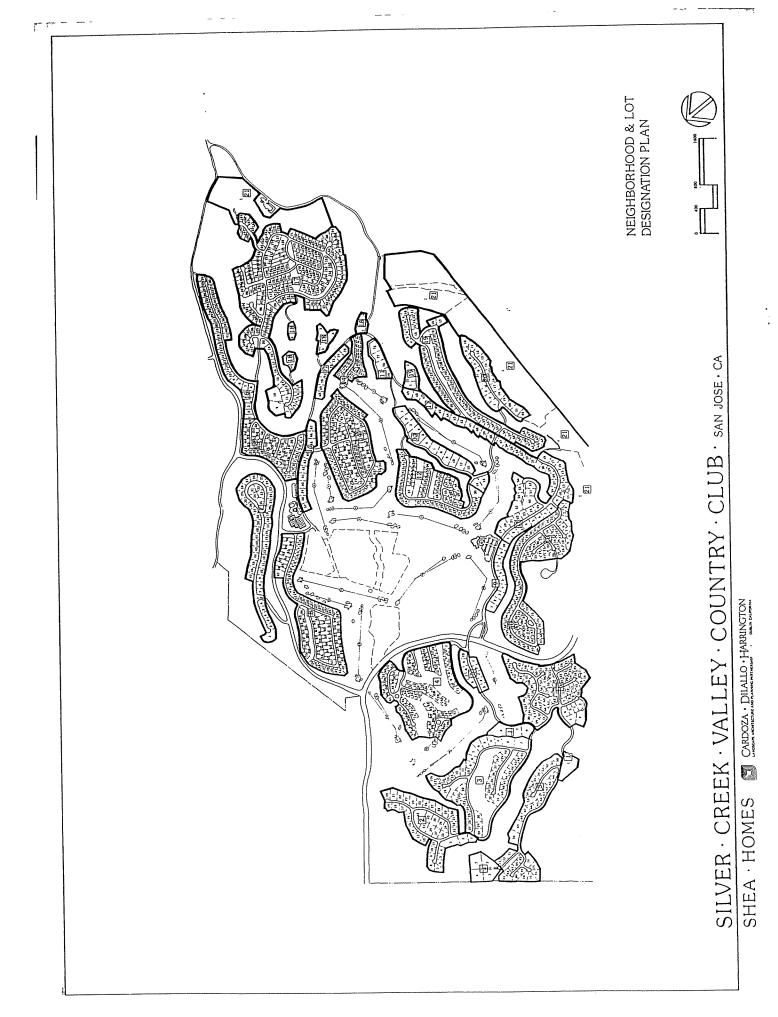
FOR INDIVIDUAL LOIS	0		1440
TREES			
BOTANICAL NAME	COMMON NAME		COMMENTS
ACACIA BAILEYANA	BAILEY ACACIA	•	
ALBIZIA JULIBRISSIN	SILK TREE	● ● ● ● ■ BRITTLE	ILE
ALNUS CORDATA	ITALIAN ALDER	• NEED	NEEDS DEEP WATERIN
ARBUTUS UNEDO	STRAWBERRY TREE	• • SMAI	SMALL TREE
BETULA NIGRA	RIVER BIRCH	• • • • • • • • • • • • • • • • • • •	WHITE BARK
CALOCEDRUS DECURRENS	INCENSE CEDAR		ONLY ON LARGE LOTS
CERCIS OCCIDENTALIS	WESTERN REDBUD	• • • SMAI	SMALL TREE
CITRUS SPP.	CITRUS	• • • DWAF	DWARF FORMS AVAIL.
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		ONLY ON LARGE LOTS
ERIBOTRYA JAPONICA	LOQUAT	•	
EUCALYPTUS FICIFOLIA	RED-FLOWERING GUM	• • • STRIF	STRIKING FLOWERS
EUCALYPTUS MACRANDA	LONG-FLOWERED MARLOCK	•	
EUCALYPTUS NIPHOPHILA	SNOW GUM		
EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	•	
EUCALYPUTS RUDIS	SYDNEY BLUE GUM	BRITTLE	TLE
FRAXINUS OXYCARPA 'RAY WOOD'	RAYWOOD ASH	• • FALL	FALL COLOR
GELJERA PARVIFLORA	AUSTRALIAN WILLOW	• • SMA	SMALL TREE
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	• • EALL	FALL COLOR
HETEROMELES ARBUTIFOLIA	TOYON	•	
JACARANDA MIMOSIFOLIA	JACARANDA	• • • PROJ	PROTECTED LOCATION
LAGERSTROEMIA INDICA	CRAPE MYRTLE	WILD	MILDEW RESISTANT SF
LIGUSTRUM LUCIDUM	GLOSSY PRIVET	• • • • • • • • • • • • • • • • • • •	SMALL TREE
			;

TREES		. \ \ \	
BOTANICAL NAME	COMMON NAME		COMMENTS
LIQUIDAMBAR STYRACIFLUA	LIQUIDAMBAR		FALL COLOR
MAGNOLIA GRANDIFLORA 'ST. MARY' SOUTHERN MAGNOLIA	SOUTHERN MAGNOLIA	•	
OLEA EUROPAEA	OLIVE	•	GREY FOLIAGE
PINUS CANARIENSIS	CANARY ISLAND PINE		ONLY ON LARGE LOTS
PINUS ELDARICA	N.C.N.		FAST GROWER
PINUS PINEA	ITALIAN STONE PINE		MATURE BROAD HEAD
PISTACIA CHINENSIS	CHINESE PISTACHE		FALL COLOR
PLATANUS ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	•	
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	•	PURPLE FOLIAGE
PRUNUS LYONII	CATALINA CHERRY	•	NOT IN LAWN
PUNICA GRANATUM	POMEGRANATE	•	NON-FRUITING VARIET
PYRUS CALLERYANA 'ARISTOCRAT'	BRADFORD PEAR	•	
QUERCUS AGRIPOLIA	COAST LIVE OAK	•	
QUERCUS DURATA	OAK		SHRUBBY OAK
QUERCUS LOBATA	VALLEY OAK	•••••	
QUERCUS PALUSTRIS	PIN OAK	•	
RHUS LANCEA	AFRICAN SUMAC		
SCHINUS MOLLE	CALIFORNIA PEPPER TREE		BRITTLE .
SEQUOIA S. 'APTOS BLUE'	COAST REDWOOD	•	FAST GROWER
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY		
;			

SHRUBS/VINES/GROUNDCOVER		
BOTANICAL NAME	COMMON NAME	
ACACIA DECORA	GRACEFUL WATTLE	•
ACANTHUS MOLLIS	BEAR'S BREECH	
AGAPANTHUS A. 'QUEEN ANNE'	LILY-OF-THE-NILE	
AGAVE ATTENUATA	AGAVE	
ARCTOSTAPHYLOS U. 'POINT REYES'	BEARBERRY	NORTH OR EAST SLOP!
AZALEA 'KURUME'	AZALEA	•
BACCHARIS PILULARIS	COYOTE BUSH	
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	● ● ● ● ● PROTECTED LOCATION
BUXUS MICROPHYLLA 'JAPONICA'	JAPANESE BOXWOOD	● ● GOOD SWALL HEDGE
CAMELLIA SASANQUA	CAMELLIA	
CEANOTHUS FROSTY BLUE	WILD LILAC	● ● ● ● ● ● ● ● ● NO SUMMER WATER
CISTUS PARVIPOLIA	ROCKROSE	
CLEMATIS SPP.	CLEMATIS	
COTONEASTER SPP.	COTONEASTER	
DICKSONIA ANTARCTICA ·	TASMANIAN TREE FERN	NEEDS PARTIAL SHADY
DODONAEA VISCOSA	HOPSEED BUSH	• • • • • FAST GROWER
ECHIUM FASTUOSUM	PRIDE OF MADEIRA	
ESCALLONIA SPP.	ESCALLONIA	FAST GROWER
EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN EUONYMUS	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	
		• • •

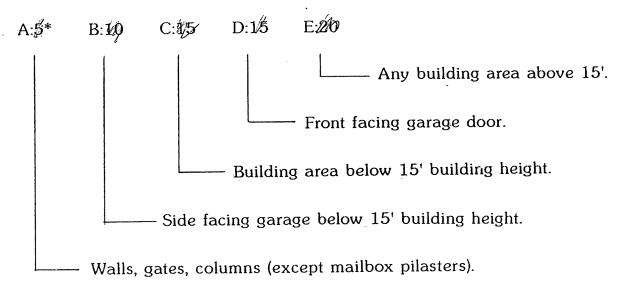
SHRUBS/VINES/GROUNDCOVERS		
BOTANICAL NAME	COMMON NAME	
FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	•
FRAGARIA CHILOENSIS	WILD STRAWBERRY	•
GARDENIA 'VEITCHII'	GARDENIA	
GAZANIA SPP.	GAZANIA	
GREVILLEA SPP.	GREVILLEA	SHRUB VARIETIES
GREWIA OCCIDENTALIS	LAVENDER STARFLOWER	PROTECTED LOCATION:
HEBE 'COED'	HEBE	
HEMEROCALLIS HYBRID	DAYLILY	MAY FREEZE & RECOVI
HETEROMELES ARBUTIFOLIA	TOYON	NO WATER
HYDRANGEA MACROPHYLLA	BIG-LEAF HYDRANGEA	TENDER
HYPERICUM CALYCINUM	AARON'S BEARD	CONFINED AREA
JASMINUM POLYANTHUM	JASMINE	
JUNIPERUS SPP.	JUNIPER	MANY VARIETIES AVAII
KNIPHOFIA UVARIA	RED-HOT POKER	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	MILDEW RESISTANT SP.
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE	
LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	
LONICERA JAPONICA	JAPANESE HONEYSUCKLE	
MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	RUSTICA RUBRA' BEST
MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	
MICROLEPIA STRIGOSA	FERN	SMALL FERN
NANDINA DOMESTICA	HEAVENLY BAMBOO	● ● FALL COLOR

		12/2/3	· 1)
BOTANICAL NAME	COMMON NAME		COMMENTS COMMENTS
NEBILIM OI FANDER	OLEANDER	•	PETITE VARIETIES AVAII
OSMANTHIS FRAGRANS	SWEET OLIVE	•	FRAGRANT
PARTHENOCISSUS OUINQUEFOLIA	VIRGINIA CREEPER	•	FALL COLOR
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	•	FALL COLOR
PHORMIUM TENAX	NEW ZEALAND FLAX		
PITTOSPORUM SPP.	PITTOSPORUM		
RAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN		
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY		DRIF IRRIGATION
RHI IS INTEGRIFOLIA	LEMONADE BERRY		DRIP IRRIGATION
ROSA BANKSIAE	ROSE		CLIMBING VARIETIES
SANTOLINA SPP.	LAVENDER COTTON		
SENECIO CINERARIA	DUSTY MILLER		
SOLANUM RANTONNETII	NO COMMON NAME		
STRELITZIA REGINAE	BIRD OF PARADISE		
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE		
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		
VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM		Tucket to occur.
WISTERIA SPP.	WISTERIA	•	NEEDS SUPPORT
XYLOSMA CONGESTUM	XYLOSMA		

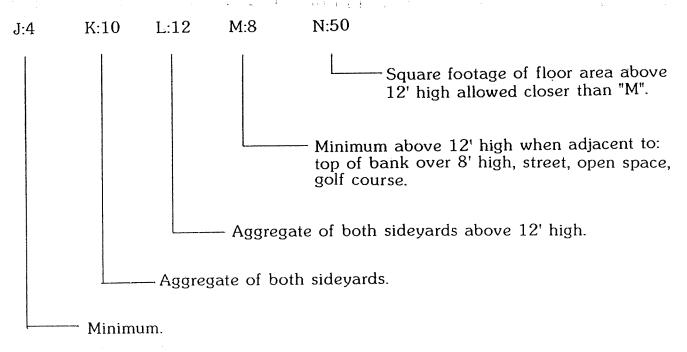


SETBACK GUIDELINES

Front Yard Setbacks (measured in feet from property line along street in a line perpendicular to street, i.e. A:5 means A elements must be 5' from propety line).

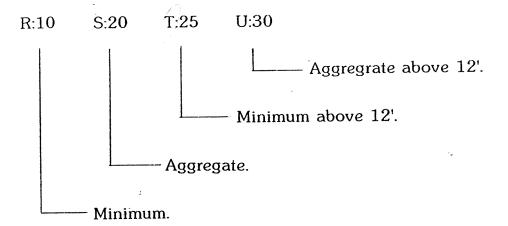


Side Yard Setbacks (measured from side property line).



^{*}Numbers shown above are for example only for site specific set.

Rear Yard Setbacks (measured from rear edge of part or a line 100' from front property line whichever is further).



SILVER CREEK VALLEY COUNTRY CLUB
TABLE OF SETBACK AND GUIDELINE REFERENCES
FOR INDIVIDUAL LOTS
Revised September, 1989

## ## ##	FRONT YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS	PLANE	GUIDELINES	GUIDELINES
(Estate)						
 Lot 1 A:	:10/8:15/C:20/D:30/E:25	A:10/B:15/C:20/D:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:30	-81	A-1, 5, 6, 8	L-1, 3, 5
	A:5/B:12/C:18/D:22/E:20	J:8/K:20/L:20/M:15/N:90	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 3, 5, 7
 Lot 4 A	:10/8:15/C:20/D:30/E:25	A:10/B:15/C:20/D:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:40	30,	A-1, 5, 6, 8	L-1, 3, 5, 7
	A:10/B:15/C:20/D:30/E:25	:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:40	30.	A-1, 5, 6, 8	L-1, 3, 5, 6, 7
 Lots 6-8 A	A:5/8:15/C:20/D:22/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:20/T:20/U:20	30	A-1, 5, 6, 7	L-1, 3, 5
-====================================						
 Lots 1-3 A	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:25/L:20/M:15/N100	R:10/S:20/T:10/U:20	. 30	A-1, 5	L-1, 3
 Lots 4-6 A	A:10/8:15/C:20/D:25/E:30	:25/E:30 J:6/K:15/L:15/M:15/N:110	R:10/S:20/T:10/U:20	30,	A-1, 5, 6	L-1, 3
 Lots 7-11 A	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:25/L:15/M:15/N110	R:10/S:20/T:10/U:30	30,	A-1, 5, 6	L-1, 3
	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:25/L:15/M:15/N110	R:10/S:20/T:10/U:30	30.	A-1, 5, 6	L-1, 3
	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:20/L:15/M:15/N110	R:10/S:20/T:10/U:20	30.	A-1, 5, 6	L·1, 3
	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:20/L:15/M:15/N110	R:10/S:20/T:10/U:20	30	A-1, 5, 6	L-1, 3, 7
Lots 31-33 A	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:20/L:15/M:15/N110	R:10/S:20/T:10/U:20	301	A-1, 5, 6	L-1, 3
Lots 34-42 A	A:10/B:15/C:20/D:25/E:30	:25/E:30 J:10/K:20/L:15/M:15/N110	R:25/S:35/T:25/U:35	30.	A-1, 5, 6	 L·1,3

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 2

#3 (Estate)	CKS SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
-2 A:10/B:15/C:18/D:25/E:20 J:15/K:35/L:25/M:15/N100 -8 A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100 -1.15 A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100 -1.15 A:10/B:15/C:18/D:25/E:20 J:0/K:25/L:20/M:15/N:110 -1.16 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 -2.10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 -2.10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N100 -2.10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 -2.10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15			MALESTON MATERIAL AND		
-8 A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:15/K:35/L:25/M:15/N100	:10/S:20/T:10/U:30	30.	A-1, 5, 6, 8	L-1, 3, 5
A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N10 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	.25/E:20 J:10/K:25/L:20/M:15/N100	:10/S:20/T:10/U:30	30.	A-1, 5, 6, 8	L-1, 2, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N100	:25/E:20 J:10/K:25/L:20/M:15/N100	:10/S:20/T:10/U:30	30.	A-1, 5, 6	L-1, 2, 3
-15 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:10/K:25/L:20/M:15/N100	R:10/S:20/T:10/U:30	30-	A-1, 5, 6	L-1, 3
A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:6/K:15/L:15/M:15/N:110	R:10/S:20/T:10/U:30	301	A-1, 5	L-1, 2, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:6/K:15/L:15/M:15/N:110	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 2, 3, 6, 7
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:10/K:20/L:15/M:15/N110	:10/S:20/T:10/U:30	301	A-1, 5	L-1, 3, 7
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100):25/E:20 J:10/K:20/L:15/M:15/N100	R:10/S:20/T:10/U:30	30:	A-1, 5	L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100):25/E:20 J:10/K:20/L:15/M:15/N110	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:10/K:20/L:20/M:15/N100	R:10/S:20/T:10/U:30	30.	A-1, 5	L·1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100	:25/E:20 J:10/K:20/L:20/M:15/N100	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 3, 7
	:25/E:20 J:10/K:20/L:20/M:15/N100	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 3
Lots 24.27 A:10/B:15/C:18/D:15/E:20 J:10/K:20/L:20/M:15/N100 R:10/S:20/T:10/U:30):15/E:20 J:10/K:20/L:20/m:15/N100	::10/s:20/T:10/U:30	30'	A-1, 5	L-1, 3

(Neighborhood #3 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989

Page 3

	NEI GHBORHOOD	 FRONT YARD SETBACKS	 SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
A:10/8:15/C:20/D:25/E:20 J:10/K:20/L:20/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/M:90 R:10/S:20/T:10/U:30 30' A-1, A:10/8:15/C:18/D:25/E:20 J:10/K:20/L:2	#3 Cont'd (Estate)						
A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/	Lots 28-30	A:10/B:15/C:20/D:25/E:30	J:10/K:20/L:20/M:15/N100	R:10/S:20/T:10/U:30	30.	. :	L-1, 3
A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:10 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/	Lot 31	A:10/8:15/C:18/p:25/E:20	J:6/K:15/L:15/M:15/N:110		30.		L-1, 3
A:10/8:15/C:18/D:25/E:20 J:6/K:15/L:15/M:15/N:110 R:10/S:20/T:10/U:30 30' A-1,	 Lot 32	A:10/B:15/C:18/D:25/E:20	J:6/K:15/L:15/M:15/N:110	•	30.		L·1, 3, 6
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N100 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1,	Lot 33	A:10/B:15/C:18/D:25/E:20	J:6/K:15/L:15/M:15/N:110		30.		1.1, 3
A:10/B:15/C:20/D:25/E:30 J:10/K:20/L:20/M:15/N100 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:25/S:35/T:25/U:35 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1,		 A:10/B:15/C:18/D:25/E:20	J:10/K:20/L:15/M:15/N110	•	30'		[-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N100 R:10/S:20/T:10/U:30 Z8" A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 Z0" A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:25/S:35/T:25/U:35 Z0" A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 Z0" A-1, A-1, A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 Z0" A-1, A-1		 A:10/B:15/C:20/D:25/E:30	J:10/K:20/L:20/M:15/N100	•	301		L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:15/M:15/N110 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N:90 R:25/S:35/T:25/U:35 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A-1, A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A-1, A-1, A:10/B:10/R:20/T:10/U:30 30 A-1, A-1, A:10/B:10/R:20/T:10/U:30 A-1, A-1, A-1, A:10/B:10/R:20/T:10/U:30 A-1, A:10/B:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:20/T:10/U:20/M:10/R:1		A:10/B:15/C:18/D:25/E:20	J:10/K:20/L:15/M:15/N100	•	- 28 -		L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N:90 R:25/S:35/T:25/U:35 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/M:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/M:90 R:10/S:20/T:10/U:30 30' A-1, A:10/B:15/C:18/D:25/E:20 A:10/B:10/K:20/T:10/U:30 30' A-1, A:10/B:10/K:20/T:10/U:30 30' A:10/B:10/K:20/T:10/U:20/M:10/B:10/K:20/T:10/U:20/M:10/B:10/K:20/T:10/U:20/M:10/B:10/K:20/T:10/U:20/M:10/B:10/K:20/T:10/U:20/M:10/B:10/K:20/T:10/U:20/M:10/B:10/M:10/B:10/U:20/M:10/B:10/M:10/B:10/U:20/M:10/B:10/U:20/M:10/W:20/T:20/M:10/M:10/W:20/T:20/M:10/M:10/W:20/T:20/M:10/M:10/W:20/T:20/M:10/W:20/T:20/M:10/M:10/W:20/T:20/M:10/M:20/T:20/M:10			 J:10/K:20/L:15/M:15/N110	•	30.		L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:25/L:20/M:15/N:90 R:25/S:35/T:25/U:35 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1,		A:10/B:15/C:18/D:25/E:20	J:10/K:20/L:20/M:15/N:90	•	30.		_ _ L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1, A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30 A-1,			10/K:25/L:20/M:15/N:90	•	30.		L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1,			J:10/K:20/L:20/M:15/N:90	R:10/S:20/T:10/U:30	30.		L-1, 3
A:10/B:15/C:18/D:25/E:20 J:10/K:20/L:20/M:15/N:90 R:10/S:20/T:10/U:30 30' A-1,			1:10/K:20/L:20/M:15/N:90	•	30.		L-1, 3
	Lots 81-85		1:10/K:20/L:20/M:15/N:90	R:10/S:20/T:10/U:30	301		L-1, 3

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 4

 NEIGHBORHOOD	FRONT YARD SE	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
 #4 (Golf/Tennis)						
 Lots 1-11	 A:5/8:10/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	
Lots 12-18	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	
Lots 19-26		J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	
	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 6
 Lots 28-30	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	
Lots 31-37	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	-82	A-1, 2, 3, 4, 5	
	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	281	A-1, 2, 3, 4, 5	1.1,7
	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	- 28 -	A-1, 2, 3, 4, 5	
 Lots 48-51	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	- 28 -	A-1, 2, 3, 4, 5	
 Lots 52-55	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	F-7
	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 2, 7
Lots 71-76		J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	28'	A-1, 2, 3, 4, 5	
	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	L·1, 6
		61 61 61 61 61 61 61 61 61 61 61 61 61 6	41 11 11 11 11 11 11 11 11 11 11 11 11 1			

(Neighborhood #4 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 5

 NEIGHBORHOOD	FRONT YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
 #4 Cont'd (Golf/Tennis)						
 Lots 78-81	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	-
 Lots 82-85	A:5/B:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 7
 Lots 86-89	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	-1
Lot 90	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	281	A-1, 2, 3, 4, 5	1-1, 2, 7
Lot 91	A:5/8:13/C:15/D:20/E:20	J:4/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1. 2. 7
Lots 92-95			R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 2
#2	61 61 61 61 61 61 61 61 61 61 61 61 61 6					
(Estate)				-		
 Lots 1-5	 A:10/B:20/C:20/D:40/E:25	:40/E:25 J:10/K:25/L:25/M:15/N100	R:10/S:20/T:15/U:30	301	A-1, 5, 9	L-1, 2, 3
	A:10/B:20/C:20/D:40/E:25	:40/E:25 J:10/K:25/L:25/M:15/N100	R:10/S:20/T:15/U:30	30.	A-1, 5, ÿ	 L-1, 3 ====================================
=======================================						
(Executive)						
Lot 1	A:10/B:15/C:20/D:30/E:25	:30/E:25 J:10/K:25/L:25/W:15/N100	 R:20/S:30/T:20/U:30	281	A-1, 5, 6, 8	L-1, 3
Lot 2	A:10/B:15/C:20/D:30/E:25	:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:30	281	A-1, 5, 6, 8	L-1, 3, 7
	A:5/8:15/C:18/0:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 3

(Neighborhood #6 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 6

 NEIGHBORHOOD	: ក្	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#6 Cont'd (Executive)						
 Lots 7-10	 A:5/8:15/C:18/D:25/E:25] J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	28.	A-1, 2, 3, 4, 5	
Lots 11-14	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	-88	A-1, 2, 3, 4, 5	L-1, 3
Lots 15-17	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	-88	A-1, 2, 3, 4, 5	L-1, 7
	 A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	281	A-1, 2, 3, 4, 5	L-1, 7
Lots 19-25	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	-88	A-1, 2, 3, 4, 5	
	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	- 28	A-1, 2, 3, 4, 5	
	 A:5/8:15/C:20/D:22/E:25	 J:10/K:25/L:25/M:15/N100	R:15/S:25/T:20/U:25	30.	A-1, 5, 6, 7	
	A:5/8:15/C:20/D:22/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:25/T:20/U:25	30.	A-1, 5, 6, 7	L-1, 2
	 A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	301	A-1, 2, 3, 4, 5	-1
 Lots 34-36	A:5/B:12/C:18/D:25/E:25] J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	30,	A-1, 2, 3, 4, 5	L-1, 2, 3
Lots 37-42		J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:20	30,	A-1, 2, 3, 4, 5	
		J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	30.	A-1, 2, 3, 4, 5	L-1, 2, 3
Lots 45-46	A:5/B:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:20/U:30	30.	A-1, 2, 3, 4, 5	L-1, 2, 6
Lots 47-52	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	30.	A-1, 2, 3, 4, 5	
			66 66 67 68 68 68 68 68 68 68 68 68 68 68 68 68			

(Neighborhood #6 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 7

NE1GHBORHOOD	FRONT YARD SETBA	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#6 Cont'd #6 Cont'd (Executive)						
 Lots 53-54	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:20/U:30	30.	A-1, 2, 3, 4, 5	L-1, 7
	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	30.	A-1, 2, 3, 4, 5	L-1, 7
	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	30:	A-1, 2, 3, 4, 5	
Lots 58-59	A:5/8:15/c;18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	30.	A-1, 2, 3, 4, 5	
	A:5/8:15/C:18/D:25/E:25]:6/K:13/L:15/M:10/N:50	R:15/S:20/T:20/U:30	301	A-1, 2, 3, 4, 5	L-1, 7
Lots 62-63	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:20/U:30	301	A-1, 2, 3, 4, 5	- L-1
Lots 64-68	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:2	30:	A-1, 2, 3, 4, 5	
====================================						
(Estate)						
 Lots 1-30	A:5/8:15/C:20/D:30/E:25	J:8/K:20/L:30/M:15/N:100	R:20/S:30/T:20/U:40	241	A-1, 5, 8, 8	L-1, 3
Lots 31-35	A:5/8:15/C:20/D:30/E:25	J:8/K:20/L:30/M:15/N:100	R:10/S:20/T:15/U:30	241	A-1, 5, 6, 8	L-1, 3
Lots 36-47	A:5/8:15/C:20/D:30/E:25	J:8/K:20/L:30/M:15/N:100	R:20/S:30/T:20/U:40	24	A-1, 5, 6, 8	L-1, 3 ====================================
**************************************	#8#					
(Golf/Tennis)						
Lots 1-8	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1
	A:5/8:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
11 11 11 11 11 11 11	***************************************					

(Neighborhood #8 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 8

 NEIGHBORHOOD		SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#8 Cont'd (Golf/Tennis)						
Lot 27	A:5/B:10/C:15/D:20/E:20] J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2, 6
Lots 28-42	A:5/8:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	1.1, 2
Lots 43-50	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	
Lot 51	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	-1
 Lots 52-63	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 8
 Lots 64-86	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	- 58	A-1, 2, 3, 4, 5	
 Lots 87-96		J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L·1, 8
 #9 (Estate)						
Lots 1-10	A:10/B:20/C:30/D:45/E:30 J:10/K	:45/E:30 J:10/K:25/L:25/M:10/N:0	 R:10/S:20/T:10/U:20 ====================================	351	A-1, 5, 9, 10 	L-1, 3, 4
#10 (Executive)						
Lot 1	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1
Lots 2	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 7
Lots 3-4	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	. 22	281	A-1, 2, 3, 4, 5	L-1, 3
			11			

(Neighborhood #10 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 9

 NE1GHBORHOOD	FRONT YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#10 Cont'd (Executive)						
Lots 5-9	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	J
Lots 10-17	A:5/8:15/c:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	
Lot 18	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	L-1, 3, 7
Lots 19-20	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 3, 7
Lot 21	A:5/8:15/c:18/b:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1, 3, 7
Lots 22-25	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	
Lots 26-27	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 3, 7
Lots 28-31	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 3
Lots 32-37	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5	
Lot 38	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5	L-1, 6
Lots 39-40	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5	
Lots 41-59	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	L-1, 3
Lot 60	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50 R:10/S:20/T:10/U:30	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	 L-1, 3, 6 ====================================

(Neighborhood #10 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 10

	쮼	SIDE YARD SETBACKS	REAR YARD SETBACKS	PLANE	GUIDELINES	GUIDELINES
#10 Cont'd (Executive)						
Lots 61-66	A:5/B:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	L-1, 3
Lots 67.68	A:5/B:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	E3	A-1, 2, 3, 4, 5	L-1, 3
Lot 69	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	22.	A-1, 2, 3, 4, 5	L-1, 3
Lot 70	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	50.	A-1, 2, 3, 4, 5	L-1, 3
Lot 71	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	18.	A-1, 2, 3, 4, 5	L-1, 3
Lots 72-74	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	28 1	A-1, 2, 3, 4, 5	L-1, 3
Lots 75-81	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	L-1
Lot 82	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:30	24.1	A-1, 2, 3, 4, 5	
Lot 83	A:5/8:15/c:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	20.	A-1, 2, 3, 4, 5	
Lot 84	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:15/T:10/U:25	281	A-1, 2, 3, 4, 5	L-1
Lots 85-87	A:5/8:15/C:18/D:25/E:25	′K:13/L:15/M:	R:15/S:25/T:15/U:25	281	A-1, 2, 3, 4, 5	[·]
#11 (Estate)						
Lots 1.5	A:10/B:20/C:20/D:40/E:25	 J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	30-	A-1, 5, 9	L-1, 3, 4
Lots 6-9	A:10/8:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	30.	A-1, 5, 9	L-1, 4

(Neighborhood #11 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 11

 NE1GHBORHOOD	 FRONT YARD S	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#11 Cont'd #16 (Estate)						
Lot 10	A:10/B:20/C:20/D:40/E:25	 J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	30.	A-1, 5, 9	L-1, 4, 7
Lots 11-12	A:10/8:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	301	A-1, 5, 9	L-1, 3, 7
Lot 13	A:10/8:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	30.	A-1, 5, 9	L-1, 3, 4, 7
Lots 14-16	 A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:15/S:30/T:15/U:30	30.	A-1, 5, 9	L-1, 3, 4
Lots 17-18	A:10/8:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 3, 4,
Lot 19	A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 2, 4
Lots 20-23	A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 2, 4
Lots 24-30	 A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 4
Lots 31-49	Lots 31-49 A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30	A-1, 5, 6, 9	L-1, 2, 3, 4
Lots 50-52	A:10/B:15/C:20/D:25/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 3, 4
Lot 53	A:10/B:15/C:20/D:25/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 2, 3, 6
Lots 54-56	Lots 54-56 A:10/B:15/C:20/D:25/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 2, 3
Lots 57-64	A:10/B:20/C:20/D:40/E:25	1:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30:	A-1, 5, 6, 9	L-1, 2, 3, 4
Lots 65-67	Lots 65.67 A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30.	A-1, 5, 6, 9	L-1, 3, 4

(Neighborhood #11 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 12

NE1 GHBORHOOD	FRONT YARD (SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#11 Cont'd (Estate)						
Lots 68.75	A:10/B:20/C:20/D:40/E:25	J:10/K:25/L:25/M:15/N100	R:10/S:20/T:10/U:20	30,	A-1, 5, 6, 9	L-1, 3, 4
Lots 76-79	A:10/B:15/C:20/D:	5/L:25/M:15/N100	R:15/S:30/T:15/U:30		A-1, 5, 6, 9	L-1, 3, 4, 5
#12 #12 (Golf/Tennis)					:	
Lots 1-11	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
Lot 12	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	۲۰۱, 2, 6
Lots 13-14	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
Lots 15-30	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:30	-88	A-1, 2, 3, 4, 5	L-1, 2
Lot 31	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	28 •	A-1, 2, 3, 4, 5	F-1
Lots 32-34	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	Ξ
Lots 35-36	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	
Lots 37-39	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	L-1, 7
Lots 40-42	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	r-1
Lots 43-56	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	
Lots 57-64	Lots 57-64 A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	281	A-1, 2, 3, 4, 5	

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 13

NE1 GHBORHOOD	FRONT YARD S	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#13 (Estate)						
	A:10/B:25/C:25/D:25/E:30	J:10/K:25/L:25/M:15/N:60	R:10/S:20/T:10/U:30	351	A-1, 5, 6, 7	1.1, 2, 3, 5
#14						
(Golf/Tennis)						
Lots 1-24	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
Lots 25-30	A:5/8:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 8
Lots 31-32	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	
Lots 33-34	A:5/B:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	- 58 -	A-1, 2, 3, 4, 5	L-1, 8
	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2, 7
Lots 44-55	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	- 58 ·	A-1, 2, 3, 4, 5	
	A:5/8:10/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	
	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	28.	A-1, 2, 3, 4, 5	
	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	28,	A-1, 2, 3, 4, 5	L-1, 8
Lots 87-88	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	281	A-1, 2, 3, 4, 5	
Lots 89-92	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	281	A-1, 2, 3, 4, 5	L·1, 8
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(Neighborhood #14 Cont'd)

Table of Setback and Guideline References for Individual Lots Silver Creek Valley Country Club

NE I GHBORHOOD	FRONT YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#14 Cont'd (Golf/Tennis)						
Lots 93-94	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:20/U:20	281	A-1, 2, 3, 4, 5	L-1, 7, 8
Lots 95-107	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	-
Lots 108-112	Lots 108-112 A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	28 1	A-1, 2, 3, 4, 5	-1
Lot 113	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:20	- 58	A-1, 2, 3, 4, 5	L·1, 2
Lots 114-116	Lots 114-116 A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	- 58	A-1, 2, 3, 4, 5	L·1, 2
Lots 117-118	Lots 117-118 A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	788	A-1, 2, 3, 4, 5	1.1, 2, 7
Lots 119-120	Lots 119-120 A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 2
Lot 121	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	- 58	A-1, 2, 3, 4, 5	L-1, 2, 6
Lots 122-126	Lots 122-126 A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	7 - 1
#15 (Golf/Tennis)						
Lots 1-11	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	
Lot 12	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 6
Lot 13	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	
Lots 14-20	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	r . 1
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(Neighborhood #15 Cont'd)

Revised September, 1989 Page 14

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 15

	FRONT YARD SETBACKS	 SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#15 Cont'd (Golf/Tennis)						
 Lots 21-25	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	
Lot 26	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	28.	A-1, 2, 3, 4, 5	-
Lot 27	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	-82	A-1, 2, 3, 4, 5	L-1, 6
Lots 28-36	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	-82	A-1, 2, 3, 4, 5	
Lot 37	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5	L-1, 7
Lots 38-40	A:5/8:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	-28	A-1, 2, 3, 4, 5	
Lot 41	A:5/B:13/C:15/D:20/E:20	J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1, 6
Lots 42-56		J:5/K:10/L:12/M:8/N:50	R:10/S:20/T:10/U:30	281	A-1, 2, 3, 4, 5	L-1
#16 (Executive)					t <u>.</u>	
Lots 1-5	 A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	
Lots 6-7	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:15/S:25/T:15/U:25	281	A-1, 2, 3, 4, 5, 6	- L-1
Lots 8-9	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	1 28	A-1, 2, 3, 4, 5, 6	
Lot 10	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50 R:10/S:20/T:15/U:30	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 6
11 11 11 11 11 11 11 11 11 11			!! !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!			

(Neighborhood #16 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 16

NE1GHBORHOOD		SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#16 Cont'd (Executive)						
 Lots 11-29	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	
Lots 30-39	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	- 28	A-1, 2, 3, 4, 5, 6	L-1, 3
Lot 40	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:20	- 28 -	A-1, 2, 3, 4, 5, 6	L-1, 6
Lot 41				281	A-1, 2, 3, 4, 5, 6	6 1-1
#17 (Executive)						
 Lots 1-8	A:5/8:15/C:20/D:25/E:25] J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	
Lots 9-10	A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 3, 6, 7
Lots 11-14	A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	- 58	A-1, 2, 3, 4, 5	
 Lots 15-20	A:5/8:12/C:15/D:20/E:15	J:5/K:25/L:25/M:10/0	R:10/S:15/T:10/U:20	281	A-1, 2, 3, 4, 5	L·1, 3
Lots 21-32	 A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:30	- 28	A-1, 2, 3, 4, 5	L-1, 3
Lots 33-39	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 3
Lot 40	A:5/B:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 3, 6
Lots 41-43	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L·1, 3

(Neighborhood #17 Cont'd)

Silver Greek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 17

NE1GHBORHOOD	 FRONT YARD	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
====================================						
 Lots 44-49	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	82	A-1, 2, 3, 4, 5	
Lots 50-53	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	-1-1
Lot 54	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	28-	A-1, 2, 3, 4, 5	L-1, 7
Lots 55-56	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	
Lots 57-59	A:5/8:15/c:20/0:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 7
	A:5/8:15/c:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	-88	A-1, 2, 3, 4, 5	L-1, 3
Lots 62-64	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	
Lots 65-71	A:5/B:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	- 281	A-1, 2, 3, 4, 5	L-1, 3
Lots 72-73	A:5/B:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:30	28'	A-1, 2, 3, 4, 5	L-1, 3
Lots 74-76	A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:40	281	A-1, 2, 3, 4, 5	L-1
Lots 77-83	A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	
Lots 84-92	A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 3
Lots 93-94	A:5/B:15/C:20/D:25/E:25	A:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	_ L-1
Lots 95-97	A:5/8:12/C:20/D:25/E:25] J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:30	28'	A-1, 2, 3, 4, 5	L-1, 3

(Neighborhood #17 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 18

NEI GHBORHOOD	 FRONT YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#17 Cont'd (Executive)						
 Lots 98-99	 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	 R:15/S:30/T:15/U:30	- 58	A-1, 2, 3, 4, 5	
 Lots 100-104	Lots 100-104 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	-88	A-1, 2, 3, 4, 5	L-1, 3
Lot 105	 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	
	Lots 106-109 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	- 28 -	A-1, 2, 3, 4, 5	
	Lots 110-111 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	- 28	A-1, 2, 3, 4, 5	L-1, 3
	Lots 112-123 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	L-1
	Lots 124-126 A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	281	A-1, 2, 3, 4, 5	
	Lots 127-129 A:5/B:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:40	78.	A-1, 2, 3, 4, 5	_ <u>-</u> -1
	Lots 130-137 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:40	-82	A-1, 2, 3, 4, 5	-1
	Lots 138-142 A:5/B:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:40	- 88	A-1, 2, 3, 4, 5	
	Lots 143-150 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:30/U:30	- 28	A-1, 2, 3, 4, 5	F-1
Lots 151-162	Lots 151-162 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:40	281	A-1, 2, 3, 4, 5	L-1, 3
Lots 163-164	Lots 163-164 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:15/U:20	281	A-1, 2, 3, 4, 5	
	Lots 165-177 A:5/B:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	•••	281	A-1, 2, 3, 4, 5	L-1
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(Neighborhood #17 Cont'd)

Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 19

 NEIGHBORHOOD		SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
#17 Cont'd (Executive)						
 Lots 178-180	Lots 178-180 A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:20/U:40	-82	A-1, 2, 3, 4, 5	L-1, 3
Lots 181-184	Lots 181-184 A:5/8:12/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 3
Lots 185-189	Lots 185-189 A:5/8:15/C:20/D:25/E:25	J:5/K:10/L:12/M:8/N:50	R:15/S:30/T:20/U:40	281	A-1, 2, 3, 4, 5	L·1, 3
 Lots 190-192	Lots 190-192 A:5/B:15/C:20/D:25/E:25		R:15/S:30/T:20/U:30	281	A-1, 2, 3, 4, 5	L-1, 3
#18 #18 (Estate)	#18 (Estate)					
Lot 1	A:10/B:15/C:20/D:30/E:25	 A:10/B:15/C:20/D:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:30	30.	A-1, 5	L-1, 3, 4, 7
Lot 2	A:10/B:15/C:20/D:30/E:25	:30/E:25 J:10/K:25/L:25/M:15/N100	R:20/S:30/T:20/U:30	30.	A-1, 5	L-1, 3, 7
Lots 3-5	A:5/8:12/C:18/D:22/E:20	J:8/K:20/L:20/M:15/N:90	R:10/S:20/T:10/U:30	30.	A-1, 5	L-1, 3, 7
 Lots 6-7	A:10/8:15/C:20/D:30/E:25	001N/	~	24 1	A-1, 5, 6, 7, 8	 L·1, 3
#19 (Executive)						
Lots 1-3	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	28'	A-1, 2, 3, 4, 5, 6	L-1, 3, 7
Lot 4	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	 R:10/S:20/T:15/U:30	28.	A-1, 2, 3, 4, 5, 6	1.1, 3

(Neighborhood #19 Cont'd)

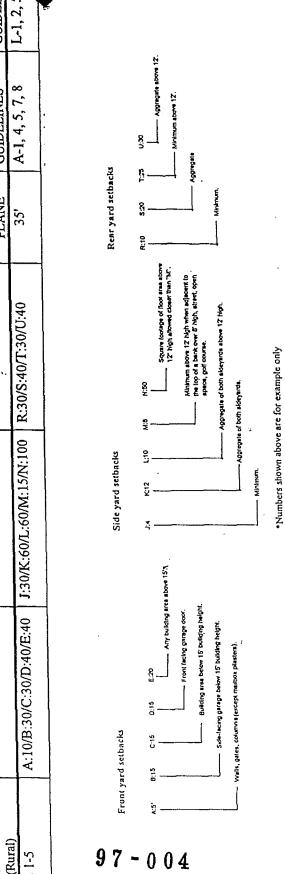
Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 20

 NEIGHBORHOOD	FRONT YARD	SIDE YARD SETBACKS	REAR YARD SETBACKS	BLDG HGHT PLANE	ARCHITECTURAL GUIDELINES	LANDSCAPE GUIDELINES
-====================================						
Lot 5	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 3, 6
Lots 6-11	A:5/8:15/c:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 3
Lots 12-15	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:25/T:10/U:25	281	A-1, 2, 3, 4, 5, 6	L-1, 3
Lots 16-17	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:10/U:35	281	A-1, 2, 3, 4, 5, 6	L-1, 3
Lots 18-29	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	1-1, 3
Lot 30	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 3
Lots 31-48	A:5/8:12/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 3
	A:5/8:12/C:18/D:25/E:25	1:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	- 58 -	A-1, 2, 3, 4, 5, 6	r-1
Lots 56-58	A:5/B:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	28'	A-1, 2, 3, 4, 5, 6	- L-1
	A:5/8:15/C:18/D:25/E:25] 1:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:30	281	A-1, 2, 3, 4, 5, 6	L-1, 3
	A:5/8:15/C:18/D:25/E:25	1:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:20	28.	A-1, 2, 3, 4, 5, 6	L-1, 3, 7
Lots 65-68	A:5/8:15/C:18/D:25/E:25	J:6/K:13/L:15/M:10/N:50	R:10/S:20/T:15/U:20	281	A-1, 2, 3, 4, 5, 6	L-1, 3
=====================================						
Lots 1-8	 A:5/B:8/C:15/D:20/E:20	 J:8/K:20/K:20/M:15/N:100	 R:20/S:30/T:20/U:50	- 58 ·	A-1, 5, 8	L-1, 3
				64 64 64 64 64 64 64 64 64 64 64 64 64 6		

(Neighborhood #20 Cont'd)

NEIGHBORHOOD	FRONT YARD SETBACKS SIDE YARD SETBACKS	SIDE YARD SETBACKS	REAR YARD SETBACKS BLDG HGHT ARCHITECTURAL	BLDG HGHT	ARCHITECTURAL GITTORI INES	LANDSCAPE GITTOFI INFS
#20 (Estate)				FLAINE	COMPTENTION	
Lots 1-12	A:5/B:10/C:15/D:20/E:20	J:10/K;20/L;20/M:15/N:100 R:20/S;25/T;20/U:30	R:20/S:25/T:20/U:30	28.	A-1, 5, 6	L-1, 2
1 of 13_22	A·5/B·15/C·20/D·20/E:25	J:10/K:20/L:20/M:15/N:100 R:10/S:20/T:15/U:30	R:10/S:20/T:15/U:30	28'	A-1, 5, 6	L-1, 2
77 67 5307						
•Lots 23-34	A:5/B:10/C:15/D:20/E:20	J:10/K:20/L:20/M:15/N:100 R:20/S:25/T:20/U:30	R:20/S:25/T:20/U:30	28,	A-1, 5, 6	L-1, 2
Lots 35-59	A:5/B:15/C:20/D:20/E:20	J:7/K:15/L:20/M:15/N:100	R:10/S:20/T:15/U:30	28'	A-1, 5, 6	L-1, 2
						Ç
Lots 60-62	A:5/B:10/C:15/D:20/E:20	J:10/K:20/L:20/M:15/N:100	R:20/S:25/T:20/U:30	.87	A-1, 5, 0	١, ٤
						C -
Lots 63-79	A:5/B:15/C:20/D:20/E:25	J:10/K;20/L:20/M:15/N:100 R:10/S:20/T:15/U:30	R:10/S:20/T:15/U:30	78.	A-1, 5, 6	١, ٤
					Denised November 1996	966

LANDSCAP GUIDELINE	L-1, 2, 5	Ì
ARCHITECTURAL GUIDELINES	A-1, 4, 5, 7, 8	
BLDG HGHT PLANE	35'	
REAR YARD SETBACKS BLDG HGHT ARCHITECTURAL LANDSCAP GUIDELINES GUIDELINE	R:30/S:40/T:30/U:40	
ARD SETBACKS	A:10/B:30/C:30/D:40/E:40 J:30/K:60/L:60/M:15/N:100 R:30/S:40/T:30/U:40	
FRONT YARD SETBACKS SIDE Y	A:10/B:30/C:30/D:40/E:40	
ZHOOD	#21 (Kurai) Lots 1-5	



Silver Creek Valley Country Club Table of Setback and Guideline References for Individual Lots Revised September, 1989 Page 21

NE1 GHBORHOOD	S X		BLDG HGHT REAR YARD SETBACKS PLANE	BLDG HGHT	BLDG HGHT ARCHITECTURAL PLANE GUIDELINES	ARCHITECTURAL
#20 Cont'd (Estate)	#20 Cont'd (Estate)					
Lot 9	A:5/B:8/C:15/D:20/E:20	 J:8/K:20/K:20/M:15/N:100 R:20/S:30/T:20/U:50	R:20/S:30/T:20/U:50	281	A-1, 5, 8	1-1, 3, 7
Lot 10	A:5/B:8/C:15/D:20/E:20	F:20 J:8/K:20/K:20/M:15/N:100 R:20/S:30/T:20/U:50	0/M:15/N:100 R:20/S:30/T:20/U:50	- 88	A-1, 5, 8	1-1, 3, 6, 7
Lot 11	A:5/8:15/C:20/D:20/E:25	A:5/8:15/C:20/D:20/E:25 J:8/K:20/K:20/M:15/N:100 R:10/S:20/T:15/U:30	0/M:15/N:100 R:10/S:20/T:15/U:30 28' A-1, 5, 8	28 -	A-1, 5, 8	L-1, 3, 6, 7
Lots 12-22	A:5/B:15/C:20/D:20/E:25	A:5/B:15/C:20/D:20/E:25 J:8/K:20/K:20/M:15/N:100 R:10/S:20/T:15/U:30	R:10/S:20/T:15/U:30	281	A-1, 5, 8	м
#21 (Rural)	#21 (Rural)			tt H H H H H H H H H H H H H H H H H H		
Lots 1-5	 A:10/B:30/C:30/D:40/E:40	 A:10/B:30/C:30/D:40/E:40 J:30/K:60/K:60/M:15/N100 R:30/S:40/T:30/U:40	R:30/S:40/T:30/U:40	351	35' A-1, 4, 5, 7, 8 L-1, 3, 5	 L-1, 3, 5

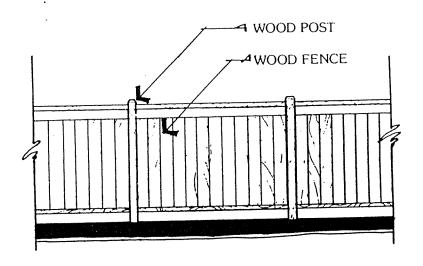
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RESIDENTIAL DESIGN EXAMPLES

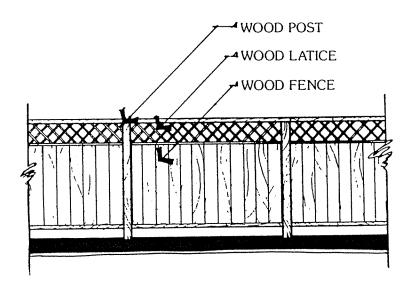
As illustrations of the range of architectural forms, styles, and detailing that will be acceptable for residential design at *Silver Creek Valley Country Club*, specific floor plans and elevations have been developed for various neighborhoods throughout the community. These neighborhoods have been selected as examples of the varying conditions which occur on the site, showing appropriate development of lots based on their view potentials, width and configuration; proximity to golf course, open space or slopes; and their visibility from other homes. Also illustrated by these drawings are the implementation of the Design Criteria and how they can be applied in the design of homes of the quality anticipated at *Silver Creek*. These drawings are included in the main submittal document entitled: "Silver Creek Valley Country Club Planned Development Zoning".

It should be noted that the architectural styles shown are not necessarily related to a given neighborhood. While builders are encouraged to select a style from among the styles illustrated, there is no intention to designate a specific style for a particular neighborhood.

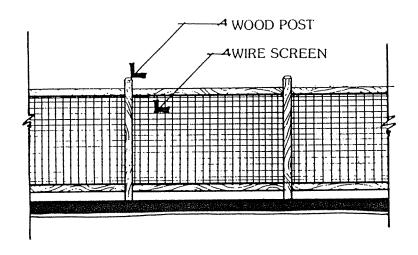
APPENDIX



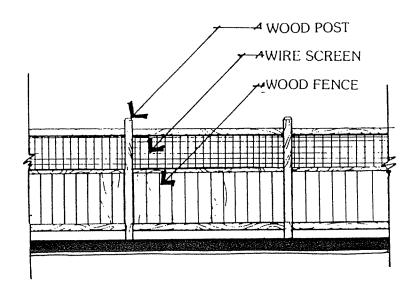
WOOD GOOD NEIGHBOR FENCE



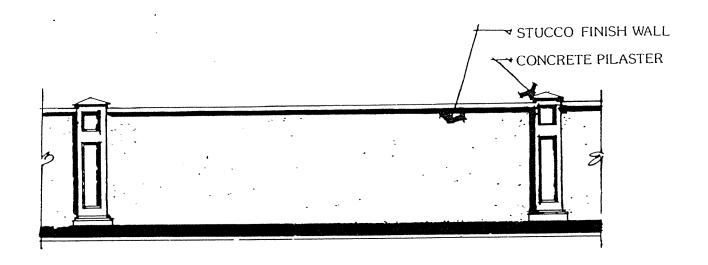
WOOD GOOD NEIGHBOR FENCE



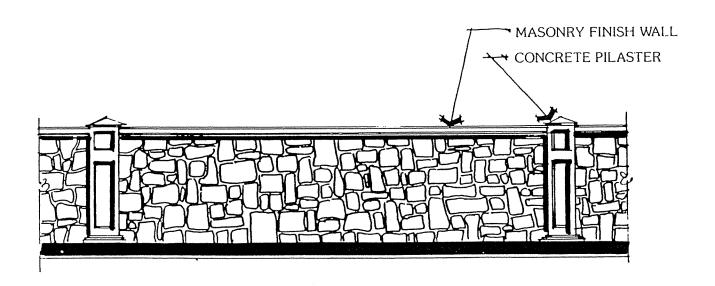
WOOD AND WIRE SCREEN VIEW FENCE



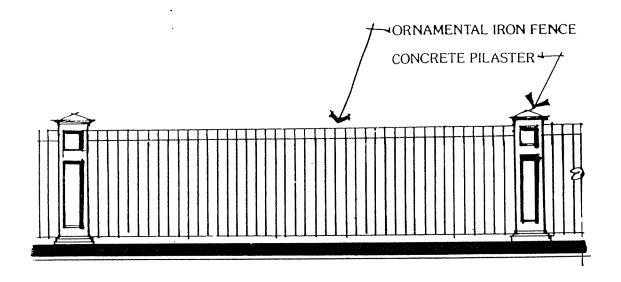
3' WOOD AND 3' WIRE SCREEN VIEW FENCE



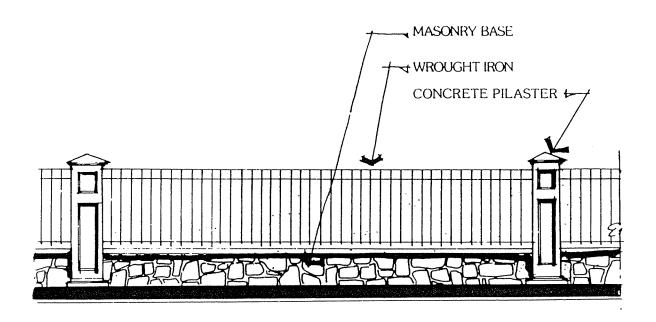
SOLID MASONRY WALL



SOLID MASONRY WALL



ORNAMENTAL IRON FENCE



ORNAMENTAL IRON FENCE ON STONE WALL

BUILDER PROJECT SUBMITTAL AND APPROVAL PROCESS

The Silver Creek Valley Country Club Architectural Review Committee (A.R.C.) is in charge of all project submittals and approvals for the development of individual lots in Silver Creek Valley Country Club. The following three-phase process provides builders with the required submittal information and necessary steps to obtain an A.R.C. approval for a project.

Phase I - Preliminary Submittals to Select Builders

Step One: Preliminary Builder Package - To Builder from A.R.C.

- 1. Specific Plan.
- 2. Silver Creek Valley Country Club Residential Design Guidelines.
- 3. Current Tenative Tract Map.

Step Two: Preliminary Builder Project Submittal - to A.R.C. from Builder (Preliminary Level)

- 1. Project financial feasibility analysis.
- 2. Schematic elevations and floor plans.

Step Three: Builder Recommendation - to Builder form A.R.C.

Written notification from A.R.C. that builder has been recommended for approval, conditionally approved, or denied.

Phase II - Builder Submittal and Approval by A.R.C. Required Prior to City Submittals

Step One: Detailed Builder Package - To Builder from A.R.C.

- 1. Relevant engineering reports (sound, soil, ground water, etc.)
- 2. Improvement plans, including grading, sewer, water, storm drain for master area with stubouts at individual lots. Engineered base map of builder parcel showing curb line, street curb, street R.O.W., open space lots, all setbacks and easements, for master streets only.
- 3. Design Guidelines and Lot Conditions Matrix.

Step Two: Detailed Project Submittal - to A.R.C. from Builder

- 1. Technical site plan (1'' = 20') or 1'' = 40'.
- 2. Preliminary landscape plan by landscape architect.
- 3. Floor plans (1/4" = 1'-0").

- 4: Building elevations (1/4" = 1'-0").
- 5. Building type composites (1/8" = 1'-0"). (Attached only.)
- 6. Material and color sample board.

Step Three: Approval or denial of Builder Project for Initial City Submittal - to Builder from A.R.C.

If approved, written authorization from A.R.C. for builder to submit schematic plans to City of San Jose.

Phase III - Builder Submittal and Approval from A.R.C. of Work of Working Drawings Prior to City Submittal

Step One: Updated, Detailed Builder Package - To Builder from A.R.C. (Including any revisions since Phase II Builder Package)

- 1. Improvement plans and calculations for master area.
- 2. Utility plans.

Step Two: Working Drawing Package - to A.R.C. from Builder

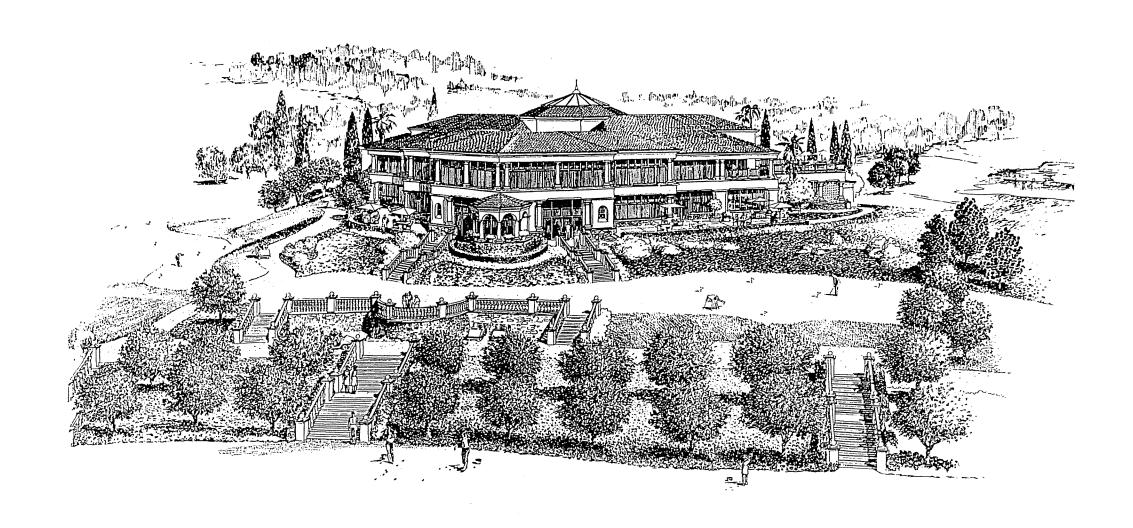
- 1. Site Improvements (1'' = 40').
 - a. Grading plans
 - b. Sewer and water plans
 - c. Storm drain plans and hydrology calculations
 - d. Utility plans
 - e. Erosion control plans
 - f. Soils report
 - 2. Architectural drawings (scale as noted).
 - a. Model complex plans (1/8" = 1'-0")
 - b. Technical site plan (1'' = 40')
 - c. Unit floor plans and elevations (1/4" 1'-0")
 - d. Composite building plans and elevations (1/8" = 1'-0")
 - e. Material and color board with samples of actual selections.
 - f. Final acoustical report

- 3. Landscape drawings (scale as noted).
 - a. Model complex planting plan (1/8" = 1'-0")
 - Planting and irrigation plans and specifications for common area (1" = 40')
 - c. Planting and irrigation plans and specifications for front yards (if applicable, 1'' = 20')
 - d. Hardscape plans and specifications of recreation area and sidewalks (1" = 20")
 - e. Fence and wall plan (1'' = 20')

Step Three: Approval or denial of Working Drawings for City Plan Check Submittal - to Builder from A.R.C.

If approved, written authorization from A.R.C. for builder to submit working drawings to City of San Jose plan check.





SILVER · CREEK · VALLEY · COUNTRY · CLUB

SHEA HOMES

SAN JOSE, CALIFORNIA

PDC SH88-8-91 GENERAL DEVELOPMENT PLAN SET REVISED NOVEMBER 6, 1989



INDEX TO DRAWINGS

INDEX TO DRAWINGS

- Cover Sheet
- Index to Drawings
- Land Use Plan Diagram Sheet 1 of 5
- Land Use Plan Summary and Development Conditions Sheet 2 of 5 $\,$
- Land Use Plan Development Conditions Sheet 3 of 5
- Land Use Plan Circulation Plan Sheet 4 of 5
- Land Use Plan Legal Plat Sheet 5 of 5
- Conceptual Illustrative Site Plan
- Sheet Omitted

GOLF, SWIM AND TENNIS CLUB FACILITIES

- Golf, Swim and Tennis Club Conceptual Location Plan
- **Golf Clubbouse Conceptual Perspective View**
- Golf Clubhouse Conceptual Site Plan
- Golf Clubhouse Conceptual Main Level
- Golf Clubhouse Conceptual Lower Level Golf Clubhouse Conceptual Front Elevation
- **Golf Clubhouse Conceptual Rear Elevation**
- Swim and Tennis Club Conceptual Site Plan
- Swim and Tennis Club Conceptual Floor Plan/Elevations

SITE AMENITHS

- Site Amenities Conceptual Site Plan
- Public Streets Conceptual Plans and Sections
- Private Streets and Regional Trail Conceptual Plans and Sections
- Walls, Fences and Bridges Conceptual Designation Plan Architectural Site Features Concentral Elevations
- Main Entry Conceptual Perspective View
- Main Entry Conceptual Site Plan
- Main Entry Conceptual Guardhouse Secondary and Gated Entries Conceptual Plans and Elevations
- Landscape Treatments, Conceptual Designation Plan
- Slope Area Planting and Grading Conceptual Sketches
- Sheet Omitted
- Maintenance Responsibility Conceptual Designation Plan
- Maintenance Facility Conceptual Site Plan

GOLF COURSE

- Golf Course Conceptual Site Plan
- Golf Course Holes 1, 8, 9, 10, & 18 Conceptual Site Plan
- Gulf Course Holes 2, 3, 4, 5, 6, & 7 Conceptual Site Plan
- Golf Course Holes 11, 12, & 13 Conceptual Site Plan
- Golf Course Holes 14, 15, 16, & 17 Conceptual Site Plan

THE NEIGHBORHOODS

Neighborhoods, Conceptual Location Plan

Resort Homes - Neighborhood 22

- Resort Homes Neighborhood 22 Conceptual Location Plan
- Resort Homes Conceptual Site Plan Area A
- Resort Homes Conceptual Site Plan Area B
- Resort Homes Conceptual Site Plan Area C
- Resort Homes Conceptual Site Plan Area D Resort Homes Conceptual Street Elevation
- Resort Homes Conceptual Elevations
- Resort Homes Conceptual Floor Plans

Golf and Tennis Village Homes - Neighborhoods 4, 8, 12, 14, 15

- Golf and Tennis Village Homes Conceptual Neighborhood Location Plan
- Golf and Tennis Village Homes Neighborhood 4 Conceptual Site Plan
- Golf and Tennis Village Homes Neighborhood 8 Conceptual Site Plan
- Gulf and Tennis Village Homes Neighborhood 12 Conceptual Site Plan
- Golf and Tennis Village Homes Neighborhood 14 Conceptual Site Plan
- Golf and Tennis Village Homes Neighborhood 15 Conceptual Site Plan
- Golf and Temis Village Homes Example 1: Neighborhood 14 Conceptual
- Golf and Tennis Village Homes Example 2: Neighborhood 12 Conceptual
- Golf and Tennis Village Homes Example 3: Neighborhood 4 Conceptual
- Golf and Tennis Village Homes Example 4: Neighborhood 8 Conceptual

Executive Houses - Neighborhoods 6, 10, 16, 17, 19

- Executive Homes Conceptual Neighborhood Location Plan
- Executive Homes Neighborhood 6 Conceptual Site Plan
- Executive Homes Neighborhood 10 Conceptual Site Plan Executive Homes Neighborhood 16 Conceptual Site Plan
- Executive Homes Neighborhood 17 Conceptual Site Plan
- Executive Homes Neighborhood 19 Conceptual Site Plan
- Executive Homes Example 1: Neighborhood 17 Conceptual Floor
- Executive Homes Example 2: Neighborhood 19 Conceptual Floor
- Executive Homes Example 3: Neighborhood 16 Conceptual Floor
- Executive Homes Example 4: Neighborhood 6 Conceptual Floor

Estate Homes - Neighborhoods 1, 2, 3, 5, 7, 9, 11, 13, 18, 20

- Estate Homes Conceptual Neighborhood Location Plan
- Estate Homes Neighborhood I Natural Lots Conceptual Site Plan
- Estate Homes Neighborhood 2 Conceptual Site Plan
- Estate Homes Neighborhood 3 Conceptual Site Plan Estate Homes Neighborhood 5 Conceptual Site Plan
- Estate Homes Neighborhood 7 Conceptual Site Plan
- Estate Homes Neighborhood 9 Conceptual Site Plan
- Estate Homes Neighborhood 11 Conceptual Site Plan Estate Homes Neighborhood 11 Conceptual Site Plan
- Estate Homes Neighborhood 13 Conceptual Site Plan
- Estate Homes Neighborhood 18 Conceptual Site Plan
- Estate Homes Neighborhood 20 Conceptual Site Plan

- Estate Homes Example 1 Neighborhood 2 Conceptual Floor Plan/Elevations
- Estate Homes Example 2 Neighborhood 13 Conceptual
- Estate Homes Example 3 Neighborhood 9 Conceptual Floor Plan/Elevations
- Estate Homes Example 4 Neighborhood 11 Conceptual
- Estate Homes Example 5 Neighborhood 3 Conceptual Floor Plan/Elevation
- Estate Homes Example 6 Neighborhood 20 Conceptual Floor Plan/Elevations 84
- Estate Homes Example 7 Neighborhood 7 Conceptual Floor Plan/Elevations

Rural Lots - Neighborhood 21

Rural Lots Neighborhood 21 Conceptual Neighborhood Location Plan

CIVIL ENGINEERING

- Conceptive Grading Plan Sheet 1 of 15 Conceptive Grading Plan Sheet 2 of 15
- Conceptive Grading Plan Sheet 3 of 15
- Conceptive Grading Plan Sheet 4 of 15
- Conceptive Grading Plan Sheet 5 of 15
- Conceptive Grading Plan Sheet 6 of 15
- Conceptive Grading Plan Sheet 7 of 15
- Conceptive Grading Plan Sheet 8 of 15
- Conceptive Grading Plan Sheet 9 of 15 Conceptive Grading Plan Sheet 10 of 15
- Conceptive Grading Plan Sheet 11 of 15
- Conceptive Grading Plan Sheet 12 of 15
- Conceptive Grading Plan Sheet 13 of 15 Conceptive Grading Plan Sheet 14 of 15
- Conceptive Grading Plan Sheet 15 of 15
- Existing Site Features Plan Sheet 1 of 10
- Existing Site Features Plan Sheet 2 of 10
- Existing Site Features Plan Sheet 3 of 10
- Existing Site Features Plan Sheet 4 of 10 Existing Site Features Plan Sheet 5 of 10
- Existing Site Features Plan Sheet 6 of 10
- Existing Site Features Plan Sheet 8 of 10
- Existing Site Features Plan Sheet 9 of 10
- Existing Site Features Plan Sheet 10 of 10

Note:

The following documents are part of this submittal:

- Development Standards for Silver Creek Valley Country Club, San Jose, California, Dated September 1989, as may be amended.
- Design Guidelines for Homebuilders and Homeowners at Silver Creek Valley Country Club, San Jose, California, Dated September 1989, as may be

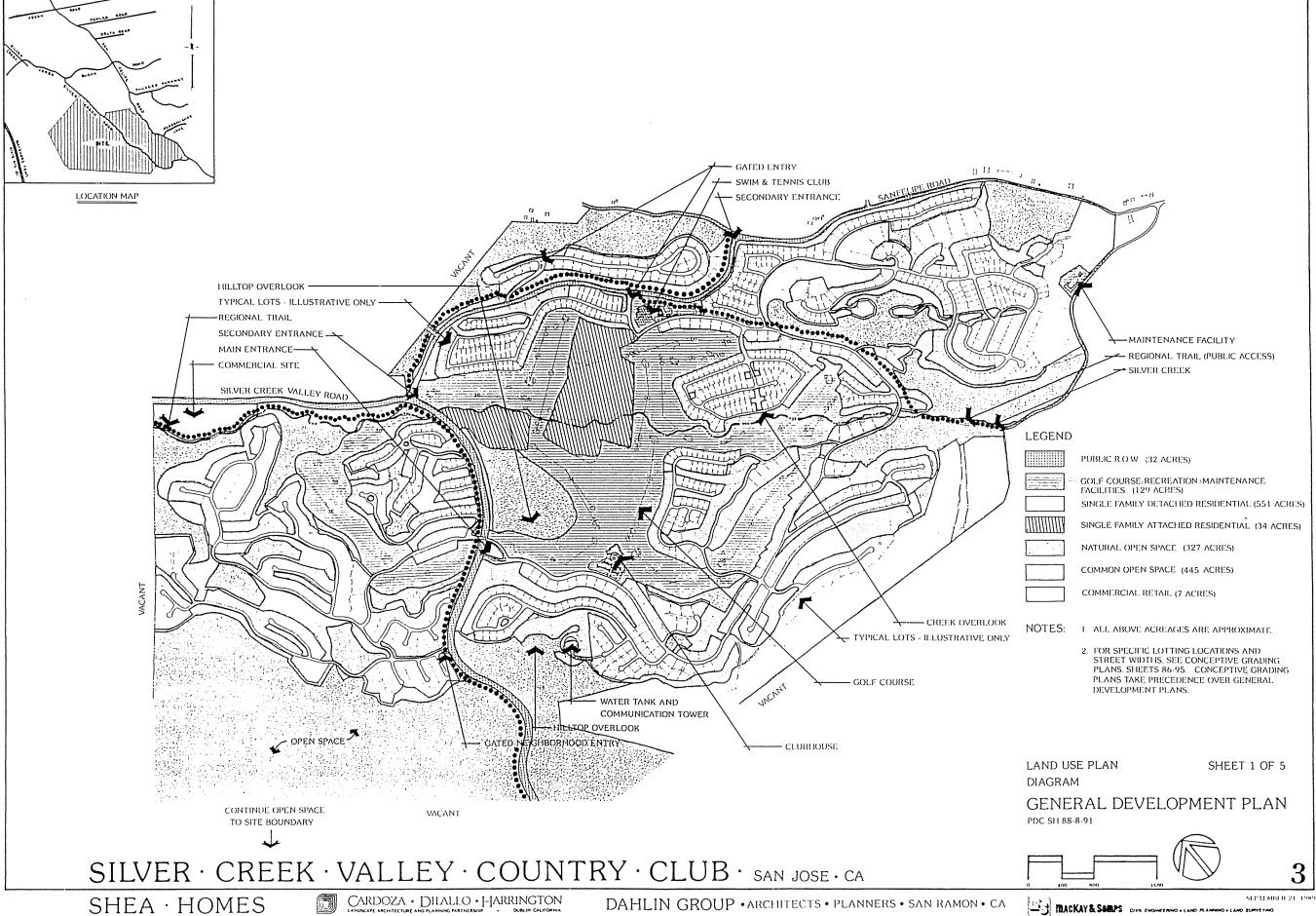
INDEX TO DRAWINGS

GENERAL DEVELOPMENT PLAN

PDC SH 88-8-91

SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA





DEVELOPMENT CONDITIONS

for

SILVER CREEK VALLEY COUNTRY CLUB

San Jose, California

Shea Homes San Jose, CA

PDC SH-88-8-91

November 6, 1989

Table of Contents

	Page
General Conditions	1
Grading and Drainage	2
Asbestos	3
Utilities	5
Biota	6
Sensitive Plants and Wildlife	8
Flooding	10
Water Quality	10
Archaeology	11
Historic Resources	13
Traffic	14
Noise	15
Miscellaneous	16
Hazardous Materials	17
Visual Mitigation	17

GENERAL CONDITIONS

1. WPCP NOTE: Regarding effect of wastewater treatment capacity pursuant to Ordinance 20467, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewerage treatment demand on the San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the areas served by said plant will cause the total sewerage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control Plant to treat such sewerage adequately and within the discharge standards imposed on the City by the State of California Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewerage associated with any land use approval may be imposed by the approving authority.

Ordinance No. 20467 requires all land use and development approvals to include the specific notification that such approval does not include a vested right to building permits in the event that previous cumulative approvals have met or exceed the capacity of the San Jose-Santa Clara Water Pollution Control Plant.

2. Development of the subject site shall comply with the following standards, guidelines, and plans in the following order:

Horizon 2000 General Plan

Silver Creek Planned Residential Community Plan

Planned Development Zoning Standards

Development Standards for Silver Creek Valley Country Club, San Jose, California

Design Guidelines for Homebuilders and Homeowners at the Silver Creek Valley

Country Club, San Jose, California

Commercial and Residential Design Guidelines

3. The Silver Creek Valley Country Club Development Standards and Design Guidelines for Homebuilders and Homeowners may be amended by the developer through the Planned Development Permit Amendment process once a Planned Development Permit has been approved that covers the entire project site and implements the requirement for using the Standards and Guidelines on all property within the project boundaries.

- 4. The developer may file for Planned Development Permits for phased development of portions of the site. Sufficient information shall be provided for the City review of the requested items to be approved. Such phasing may include a PD Permit Amendment process. The first PD Permit for the project shall cover the entire site and implement the Development Standards and Design Guidelines.
- 5. The commercial portion of the site shall be developed in accordance with the C-1 zoning district, as amended, and the Commercial Design Guidelines for the City of San Jose, as amended.
- 6. The single family attached portion of the site shall conform to the Residential Design Guidelines, as amended to the satisfaction of the Director of Planning.
- 7. No development is permitted on the western face of the project site. The uses of the area designated as Natural Open Space on the Land Use Plan of the General Development Plan are the non-structural use of the OS Open Space District of the San Jose Municipal Code.
- 8. Building Permits may be issued for buildings that are approved with Planned Development Permits unless specifically prohibited elsewhere.
- 9. The environmental mitigation measures identified in the EIR prepared for this project entitled Environmental Impact Report Silver Creek Valley Country Club are included within these conditions or incorporated within the general development plan set.

GRADING AND DRAINAGE

- 10. Culverts shall be installed by the developer at the low points of the Evergreen Canal stubs at the project boundaries to drain any storm water that may collect there.
- 11. A buffer of twenty feet (20') shall be maintained on all project exterior boundaries with adjoining properties. This buffer shall remain in a natural state with no grading other than that required for geologic hazards abatement.
- 12. All grading of the site shall conform with the Conceptive Grading Plans, Sheets 86 through 100 of 110 of the General Development Plan. Changes to the grading as shown on the conceptual plans shall follow the same general pattern as contained in the conceptual plans. Standards are contained in the Silver Creek Valley Country Club Development Standards that provide a framework for assessing changes to the conceptual grading plans. Areas marked on the Conceptive Grading Plans as Areas of Sensitivity are subject to detailed review to ensure adequate protection of these areas.

- 13. All grading shall comply with the requirements of the Geologic Hazards Clearance and Grading Permits including all recommendations from reports cited by the City Geologist.
- 14. All changes to the grading from that shown on the Conceptive Grading Plans, including that required for geologic hazards abatement, shall conform with the grading concepts of the Conceptive Grading Plan and the grading guidelines of the Silver Creek Valley Country Club Development Standards.
- 15. Developer shall implement an erosion control plan to the satisfaction of the Director of Public Works that includes hydroseeding of all areas with an erosion control mixture where the soil will be exposed during the winter, constructing temporary check dams, sediment basins and traps, and erecting silt fences.
- 16. All grading within thirty feet (30') of the top of bank of creek corridors or preserved wetlands shall include a temporary catchment fence at the top of the bank to prevent excess spoil from entering the creek corridor.
- 17. All grading and construction activity in a creek corridor shall occur at times of low or no flow and include immediate revegetation of the disturbed areas. All disturbed bank faces shall be covered with degradable erosion control fabric and replanted with native seed mixture by hydroseeding and container grown plants. The activities shall be covered by a streambed alteration agreement and/or Corp of Engineers permit prior to the approval of a Planned Development permit for development within the respective agency jurisdiction areas.
- 18. Dust control measures shall be implemented by the developer and all workers and contractors on the project, including all off-site work. The dust control measures shall include watering, use of a dust palliative, vehicle speed limits and sweeping of streets. The dust control measures and enforcement provisions by the developer shall be made a part of all contracts dealing with earthwork and construction.
- 19. All contractors, subcontractors, equipment operators and construction crew members shall be educated by the developer of the many posted restricted areas on the project site and, which are marked on the Conceptive Grading Plans as Areas of Sensitivity, that damage or impact to those areas are grounds for immediate shut down of the project site by the City.

ASBESTOS

20. Developer shall implement the following asbestos mitigation measures during grading and construction activities:

- a. All dust generating asbestos laden material shall be kept damp during grading and construction, and covered with a minimum of two feet of non-asbestos laden material after grading is completed in that area.
- b. Background levels of airborne asbestos will be measured at the site prior to the commencement of excavation and earth moving activities.
- c. An Initial Air Sampling Program will be implemented during initial grading activities to assess occupational and receptor exposures resulting from site development activities. Respiratory protection and protective garments will be worn by all on-site employees involved in the initial programs.
- d. An On-Going Air Monitoring Program will be developed utilizing industry standard procedures and incorporating information generated during the Initial Air Sampling Program. The program will specify procedures for worker training, dust control, respiratory protection, and operations shut down.
- e. The On-Going Air Monitoring Program will be implemented during site excavation operations to ensure that occupational exposures do not exceed the following OSHA standards:
 - 1. Excursion Limit: 1 fiber per cc of air averaged over 30 minutes
 - 2. Action Level: O.1 fiber per cc of air averaged over 8 hours
 - 3. Permissible Exposure Limit: 0.2 fiber per cc of air averaged over 8 hours

The air downwind and at the project excavation site will be sampled and tested utilizing industry standard protocols.

- f. Air monitoring will be performed after completion of all construction, landscaping, paving, and associated activities to ensure that background levels of asbestos have been re-attained.
- g. Bottom dump trucks are prohibited from hauling asbestos laden material.
- h. All haul roads over which asbestos laden material is transported shall be kept damp to limit visible dust.
- i. During excavation, a geologist shall be on-site to identify asbestos laden materials to ensure that special hauling and disposition measures are implemented.

- j. Travel over exposed asbestos laden areas shall be restricted to only that necessary for excavation and cover operations. Appropriate signage and markers shall be erected to alert construction crews to this restriction.
- k. Travel speeds of 15 miles per hour maximum shall be enforced for all vehicles operating within active asbestos laden excavation and fill area and on haul roads used to transport asbestos laden materials.
- 1. Haul roads used for transporting asbestos laden materials shall be watered frequently and thoroughly and/or a dust palliative applied so that a 90% dust control is maintained at all times.
- m. No asbestos laden material shall remain exposed for more than 72 hours. Areas subject to exposure for more than 72 hours shall be covered with non-asbestos laden fill or other approved cover.
- n. All active asbestos laden cut and fill areas shall be thoroughly and frequently wetted.

UTILITIES

- 21. A sanitary sewer line to connect the project site with the Evergreen Interceptor shall be constructed to the satisfaction of the Director of Public Works. The sewer line shall be completed prior to the occupancy of any residential unit, the commercial center, or any recreational facility on-site. A Planned Development permit may be issued for the construction of up to 100 units to one year prior to the projected opening of the sewer to the satisfaction of the Directors of Planning and Public Works.
- 22. Developer shall notify future homeowners in areas underlain by serpentine that they may encounter asbestos in any subsurface excavations greater than two feet and that special precautions will be required to comply with adopted standards to reduce health risks to an acceptable level.
- 23. A water line to connect the project site with the Cadwallader Tanks, an off-site pumping station, and an on-site booster station, pump stations, and storage tank, to provide adequate water supply and pressure for the project shall be constructed to the satisfaction of the Director of Public Works. The water improvements shall be completed prior to the occupancy of any residential unit, the commercial center, or any recreational facility on-site. A Planned Development permit may be issued for the construction of up to 100 units up to one year prior to the projected completion of the improvements to the satisfaction of the Directors of Planning and Public Works.

- 24. All utility lines within fifty feet (50') of the a creek corridor shall be located as far away from the corridors as is possible to minimize disturbance of the corridor. All disturbances shall be limited to the area trenched. No equipment or materials shall be stored within 50 feet of the creek corridor.
- 25. No habitable structure shall be constructed within the seismic setback zone along the Silver Creek fault.
- 26. All utility lines that cross the Silver Creek Fault shall use flexible piping, sand back fills, and include manholes and/or valves on each side of the fault.
- 27. The design of the water tank site shall direct water from a rupture away from the adjacent homes and down the west face. A grouted rock riprap shall be constructed to protect the PG and E gas line in the event of a rupture.
- 28. Developer shall provide a location for a police radio station at the water tank location on the westerly ridge of the project site.

BIOTA

- 29. All disturbed areas that are to be kept in a natural state as shown on the Landscape Treatments Conceptual Designation Plan shall be revegetated with native species that are appropriate to the specific area site on which they occur.
- 30. Each tree or shrub removed from areas identified as creek corridor within the <u>Areas of Sensitivity</u> on the Conceptual Grading Plan, sheet 86 through 95, of the General Development Plan shall be mitigated at the following ratios:

Tree greater than 18" in diameter:

Two 24" box sized trees and eight 15-gallon sized trees.

Tree 12" to 18" in diameter:

One 24" box sized tree and six 15-gallon sized trees.

Tree less than 12" in diameter:

One 15-gallon sized tree.

Shrub greater than 10' in height:

Two 5-gallon sized shrubs and four 1-gallon sized shrubs.

Shrub 3' to 10' in height:

One 5-gallon sized shrub and two 1-gallon sized shrubs.

Shrub less than 3' in height:

One 1-gallon sized shrub.

31. Each non-creek corridor tree removed shall be mitigated at the following ratios:

Greater than 18" in diameter:

Four 24" box sized trees.

12" to 18" in diameter:

Two 24" box sized trees.

Less than 12" in diameter:

One 15 gallon tree.

- 32. Replacement trees and shrubs should be similar to the plant removed in species and replanted in the same general area. All vegetation replacement for creek areas shall be used to replace damaged plants or fill in gaps within corridor.
- 33. The vegetation planted along edges of the site that abut areas to remain natural shall be primarily native.
- 34. The use of Eucalyptus shall be restricted to non-invasive species and to areas outside of creeks, wetlands, or the perimeter of the site.
- 35. Trees to be preserved shall be permanently identified by metal numbered tags and surrounded by chain link, hog wire, or a four-strand barbed wire fence prior to any grading or removals. The fence shall occur at the dripline in all cases and shall remain during construction. Tree masses to be saved can be protected with a fence surrounding the entire tree mass.
- 36. Trees to be removed shall have a permanent marking either with spray paint or survey flag and shall not be protected with fences.

SENSITIVE PLANTS AND WILDLIFE

- 37. All sensitive plant and wildlife habitat areas to be preserved and protected shall be posted with signs stating that no disturbance is allowed including grading, equipment, vehicle, or material storage, or other disruptions prior to construction activity. Fencing may be required for areas subject to direct impact such as trees to be saved or habitat within areas being developed. Fencing and signage shall be maintained by the developer to prevent disturbances during the length of construction that might disrupt the habitat or trees.
- 38. All wetland area disturbed shall be mitigated on a one to one compensation for the area and habitat value. The developer shall create and implement a wetland mitigation plan that is approved by the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service prior to the issuance of a Planned Development permit which covers the development of existing wetland areas.
- 39. Developer shall create and implement a mitigation plan for the Mount Hamilton Thistle that includes the relocation of known populations of impacted thistle to another area on-site or off-site that provides suitable habitat. Protection measures such as fencing shall be included in the mitigation plan. The mitigation plan shall be approved by the Director of Planning prior to the issuance of a Planned Development Permit for the development of the Mount Hamilton Thistle habitat.
- 40. Mt. Hamilton thistle seed will be collected from those areas where grading will occur; one-third of the seed will be hand-broadcast over suitable habitat in wetland expansion and migration areas downslope of the existing population; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planted in the wetland mitigation area; and one-third will be stored for future use.
- 41. Developer shall create and implement a mitigation plan for the Santa Clara Dudleya that includes the protection of at least one half of the on-site population. Protection measures such as fencing shall be included in the mitigation plan. The mitigation plan shall be approved by the Director of Planning prior to the issuance of a Planned Development Permit for the development of the Santa Clara Dudleya habitat.
- 42. Santa Clara Valley Dudleya seed will be collected from those areas where grading will occur; one-third of the seed will be hand-broadcast over suitable habitat in undisturbed areas on the site; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planted in suitable habitat on the site; and one-third of the seed will be stored for future use.

- 43. A conservation easement shall be recorded over the Metcalf Canyon Jewelflower habitat and a temporary fence shall be placed around the habitat during construction.
- 44. Bitterroot seed will be collected from those areas where grading will occur; one-third of the seed will be hand-broadcast over suitable habitat on the western project site; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planted on the western project site; and one-third of the seed will be stored for future use.
- 45. Developer shall create and implement a mitigation plan for the Bay Checkerspot Butterfly that includes the acquisition and preservation of a minimum of 146 acres of land that is currently unprotected, viable Bay Checkerspot butterfly habitat for permanent management and long term research. The mitigation plan shall be approved by the U.S. Fish and Wildlife Service prior to the issuance of a Planned Development Permit for development of the butterfly habitat.
- 46. Developer shall create and implement a mitigation plan for Burrowing Owls that is approved by the Director of Planning prior to the issuance of a Planned Development Permit that is for development of the Burrowing Owl habitat and includes:
 - a. Surveying for active Burrowing Owl nesting sites during the nesting season (March through August) or about one month prior to any grading or construction.
 - b. Protecting all active Burrowing Owl nesting areas identified in the surveys from grading and construction disruptions. A one hundred foot (100') buffer shall be maintained around any active nesting site until the owls can be relocated.
 - c. Fledged juveniles may be relocated after August 1st to the artificial burrows or to off-site locations from nesting sites in areas subject to grading or construction. Adults may be relocated during September and October.
 - d. Developer shall create artificial burrows as mitigation for each active borrow identified in the survey. The artificial burrows shall be created in the major westerly undisturbed open space area.
 - e. The existing ground squirrel colonies in the major westerly open space area shall not be disturbed.

FLOODING

- 47. An on-site throttle/detention system shall be designed and implemented to maintain the predicted storm runoff for the project for a 100 year flood at or below the predicted existing conditions and not cause additional down stream impacts. Developer shall provide the Director of Public Works with sufficient details of the throttle/detention system to the satisfaction of the Director of Public Works prior to the issuance of a Planned Development Permit for grading or development.
- 48. The developer has no responsibility to fund or participate in off-site flood improvements.

WATER QUALITY

- 49. Storm drainage, especially from parking areas and streets, shall be directed to intermediate areas prior to discharge into creeks to reduce the introduction of oils into the riparian areas where possible to the satisfaction of the Director of Public Works.
- 50. A buffer of thirty feet (30') is required along all creek corridors of native vegetation on which no pesticides, herbicides, or fertilizers will be applied.
- 51. A golf course operation plan shall be developed prior to the issuance of a Planned Development Permit for the development of the golf course that includes the following elements:
 - a. Strict adherence to manufacturers recommendations and procedures for all chemical applications.
 - b. Use of only County, or Department of Agriculture approved chemicals, whichever is more restrictive.
 - c. Use of only short lived pesticides.
 - d. Application of chemicals by only State licensed personnel.
 - e. Application of chemicals in only the amounts allowed.
 - f. Proper storage of all chemicals and disposal of excess chemicals and empty containers.

52. During construction near the creek corridors, the developer is responsible for ensuring that debris and soil is not allowed to be deposited into the corridor. All existing debris shall be removed from the corridors during construction.

ARCHAEOLOGY

- 53. Developer shall implement the following mitigation measures during grading and construction activities:
 - a. Areas along Silver Creek shall be preserved so as to avoid an area with a high potential for archaeological resources.
 - b. Should evidence of prehistoric cultural resources be discovered during construction in areas outside of the identified sites, work in the immediate area will be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist will be called in to make an evaluation; the material will be evaluated, and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading; preparation of a report; and curation of the materials at a recognized storage facility will be developed and implemented under the direction of the Director of Planning.
 - c. A Native American observer shall be retained to be available on an on-call basis in the event any burials are found.
 - d. Any Native American human remains that are discovered shall be removed and an analysis of the remains, preparation of a report, and reburial under the direction of the Native American observer shall be completed.
 - e. A written agreement shall be prepared prior to construction between the developer, Native American observer, and archaeologist detailing the circumstances under which burials would be removed, the analysis to be performed, and the method and place of reburial.
 - f. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California: In the event of the discover of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified by the developer and the Coroner shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority he shall notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native

American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- g. Each of the lithic resource sites within the development area shall be tested prior to grading with a backhoe to determine the presence or absence of any subsurface cultural materials. Any materials located shall be evaluated to the satisfaction of the Director of Planning.
- h. If any significant new midden or cultural features are discovered during the subsurface testing, a mitigation program including analysis of the materials; preparation of a report; and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning.
- i. Each lithic resource site shall be evaluated and categorized based on the type of material used; type of procurement; place of procurement; type of stage of material reduction and/or tool manufacture; and presence or absence of other cultural features such as rock shelters grinding stones, or midden deposits.
- j. Removal of fifty percent (50%) or more of cultural material shall be completed from a selected location of each discrete site type prior to grading. The materials shall be analyzed, a report prepared, and the materials stored at a recognized storage facility.
- k. An archaeologist shall be charged with monitoring of earthmoving activities inside the designated areas and in the vicinity of all sites that are not sampled.
- If any new midden or other cultural features are discovered during monitoring construction activity in that area shall be stopped to allow adequate time for evaluation and mitigation; the material will be evaluated, and if significant, a mitigation program collection and analysis of the materials prior to the resumption of grading; preparation of a report; and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning.
- m. Excavation of at least two 1 x 2 meter units shall be completed into each midden deposit subject to scarification and fill prior to grading. All cultural materials shall be removed, analyzed, a report prepared and, the materials stored at a recognized storage facility.

- n. Evaluation by hand excavation of each midden deposit subject to major excavation or trenching shall be accomplished prior to grading.
- o. If significant resources are found, hand excavation of a percentage of the cultural materials, or removal or exposure of the materials by archaeologist-directed mechanical equipment shall be accomplished, including the analysis of materials; preparation of a report; and curation of the materials at a recognized storage facility.

HISTORIC RESOURCES

- 54. Developer shall cause to be created a historic exhibit presenting the history of the Silver Creek Valley using current and historic photographs, oral histories, and historic research to prepare a display of photographs, artifacts, and historical information to be displayed in the local area such as the Club House, neighborhood park, commercial center or other appropriate areas. This shall be completed prior to the occupancy of the Club House and shall be updated during the course of construction as new information is accumulated.
- 55. Developer shall cause testing for subsurface features, foundations, and artifacts concentrations at the O.W. Farnsworth and T.H. Farnsworth/Herman homesteads to be conducted and the preparation of a report outlining the findings and, if significant, development and implementation of a mitigation program under the direction of the Director of Planning prior to the issuance of a Planned Development Permit for grading in those areas.
- 56. Developer shall cause a photo documentation and salvage of the Herman/Evans stone foundation barn and the small pre-1900 structures and outhouse to be conducted prior to issuance of a Planned Development Permit for grading in those areas.
- 57. Developer shall cause to be prepared a regional historical/geographical study of the stone fences for submittal to the Director of Planning and incorporation into the historical exhibit prior to the occupancy of the club house.
- 58. The stone fences, except where removal is required for new roadways, corrective grading or significant changes in elevation shall be preserved to the satisfaction of the Director of Planning. Stone from walls disrupted shall be used to recreate fences, build small walls, or gateways in the area where the walls were removed.
- 59. A small grove of Eucalyptus trees shall be planted within the golf course.

TRAFFIC

- 60. Silver Creek Valley Road shall be constructed as a four-lane divided roadway from Hellyer Avenue to Yerba Buena Road to the satisfaction of the Director of Public Works. This roadway shall be open for public use to the satisfaction of the Director of Public Works prior to the occupancy of any residential unit, the commercial center, or any recreational facility on-site. Planned Development permits may be issued for the construction of up to 300 units to one year prior to the projected opening of the roadway to the satisfaction of the Directors of Planning and Public Works.
- 61. Developer shall create and implement a City approved emergency access plan for the area for use until Silver Creek Valley Road and the new (Middle) Silver Creek Road are opened.
- 62. Existing Silver Creek Road shall not be closed until grading is ready to commence on the area occupied by the roadway. Abandonment of Silver Creek Road shall occur prior to issuance of any Planned Development Permit that allows for grading of the area.
- 63. Construction of the new (Middle) Silver Creek Road shall be completed within two (2) years of the closure of existing Silver Creek Road, or with the construction of neighborhoods 7 or 8, whichever occurs first.
- 64. An eastbound through lane at the intersection of Aborn Road and San Felipe Road/White Road shall be constructed to the satisfaction of the Director of Public Works with the approval of the 1,680th unit in the Silver Creek Planned Residential Community in a Planned Development Permit. This condition may be satisfied by joint participation of all the other developers in the Silver Creek PRC.
- 65. Traffic signals shall be constructed with the intersection improvements at the following intersections to the satisfaction of the Director of Public Works:
 - Silver Creek Valley Road and Yerba Buena Road Silver Creek Valley Road and Hellyer Avenue
- 66. A traffic signal warrant study shall be completed with the construction of the following intersections that analyzes actual traffic volumes, and each following year until completion of the project. The signals at the following intersections shall be installed when the warrant is satisfied in the study:

Silver Creek Valley Road and (Middle) Silver Creek Road (Middle) Silver Creek Road and Country Club Drive

- 67. San Felipe Road and (Lower) Silver Creek Road shall be resurfaced and reconstructed to the satisfaction of the Director of Public Works with the development of neighborhoods 7 or 16, whichever occurs first.
- 68. Developer shall implement and operate a demand-regulated shuttle service to the nearest Guadalupe Light Rail line station and Transit District stops to be run by the Homeowner's Association.
- 69. Developer shall create a rideshare matching program for the formation of carpools and vanpools to be run by the Homeowner's Association.

NOISE

- 70. The project shall provide noise attenuation so that interior noise levels do not exceed 45 dB Ldn and exterior rear yard noise levels do not exceed 60 dB Ldn.
- 71. Sound attenuation walls shall conform with the design standards contained in the Walls, Fences and Bridges Conceptual Designation Plan, sheet 22 of 110 of the General Development Plan.
- 72. The commercial center shall not generate noise levels in excess of 60 dB Ldn as measured at the commercial center property line.
- 73. Developer shall provide noise mitigation measures as identified in the EIR to the owners of the following properties at no cost to the property owners if they desire improvements:

5140 San Felipe Road5144 San Felipe Road5558 San Felipe Road5551 Silver Creek Road

- 74. The water tank pumps shall be placed in underground vaults.
- 75. The emergency generator shall include noise attenuation devices to limit noise as measured at the nearest residential unit to no more than 60 dBA.

76. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for the areas east of the 55 dB Ldn line as shown on the Construction Noise Map contained in the EIR prepared for this project as well as all off-site work within 500' of residential areas. All other areas of the site may be worked from 6:00 a.m. to 9:00 p.m. seven days a week.

MISCELLANEOUS

- 77. The Regional Trail as shown on the Land Use Plan, Circulation Systems, sheet 7 of 110 shall be constructed, including landscaping, at developer's expense. The trail through the project is in replacement of a public creek frontage trail along Silver Creek. The creek frontage replacement trail shall be for public use, and constructed with the loop road. The trail along Silver Creek Valley Road shall be completed within one year of the opening of the roadway. The trail along (Middle) Silver Creek Road shall be completed within one year of the opening of the roadway for public use. The above trails within the area covered by this rezoning shall be the sole responsibility of the project homeowners association to maintain.
- 78. The Homeowners Association is responsible for the maintenance and upkeep of the parking area at the public access trail head for the Silver Creek trail. The parking area shall remain available for public parking from 7:00 a.m. to 9:00 p.m.. The developer shall construct the parking area with the reconstruction work on (Lower) Silver Creek Road and shall provide an approved nighttime closure method, appropriate fencing, and trash facilities.
- 79. No structures are permitted within the PG and E high pressure natural gas right-of-way.
- 80. No buildings other than detached carports or minor accessory structures shall be located within fifteen feet (15') of the edge of the PG and E right-of-way.
- 81. No habitable structure having a "high density occupancy load" or more than two (2) stories in height shall be located within two hundred fifty feet (250') of the edge of the PG and E high pressure gas line right-of-way.
- 82. Developer shall provide securable bicycle parking facilities at the swim and tennis club complex, maintenance facility and commercial center.
- 83. Developer shall enter into a Parkland Agreement with the City prior to the recordation of a Final Map. If fees are not paid the developer shall provide neighborhood and community park improvements in the area including the acquisition and development of a park prior to the occupancy of the 100th house in the project.
- 84. Developer shall construct an 18-hole championship golf course, swim and tennis facility, neighborhood open spaces and public trails within the project.

- 85. The first nine (9) holes of the golf course shall be completed and available for use within 24 months of issuance of the first grading permit for the subject property, or the opening of Silver Creek Valley Road whichever is later. The remaining nine (9) holes, driving range and country club facilities shall be completed and available for use within one (1) year thereafter.
- 86. The swim and tennis club facility shall be open for use with the completion of street improvements for neighborhoods 8, 11 or 15, prior to the approval of Planned Development Permits for the 500th house, or within two years of the opening of the club house, whichever occurs first.
- 87. The maintenance facility shall be open for use prior to the approval of Planned Development Permits for the 500th house, or within two years of the opening of the club house, whichever occurs first.

HAZARDOUS MATERIALS

88. Developer shall obtain a City of San Jose Hazardous Materials Storage Permit prior to issuance of a Planned Development Permit for the maintenance facility, and any other building except residential units in the project which may entail the usage or storage of hazardous materials.

VISUAL MITIGATION

- 89. All areas designated as <u>Areas of Sensitivity</u> on the Conceptive Grading Plan, sheets 86 through 100 of 110 of the General Development Plan, shall be restricted for grading activities to those non-disruptive to the features preserved and remain undisturbed throughout construction.
- 90. All slope areas shall be planted in conformance with the Landscape Treatments/Conceptual Designation Plan, sheet 28 of 110 of the General Development Plan.
- 91. No encroachment is allowed over the edge of landscaped slope areas including any mounding at the top of bank except through the Planned Development Permit Amendment process. Minor encroachments may be considered that do not alter the mounding and landscaping concepts.

End of conditions.

RESORT HOMES LAND USE GUIDELINES

USE	AREA	COVERAGE	PARKING PROVIDED	DENSITY	# UNITS
Resort Home footprints including auto courts and patios *		40-45%		9.3-10.5 D.U./AC	310-350
Open Parking and Private Streets	A TO THE PART AND THE TOTAL PROPERTY AND THE PART AND THE	16-24%	784-887	11.0-13.8 D.U./AC w/o internal streets	
Common Open Space		35-41%			
Recreation Facilities		.3-6%			
TOTALS	30-35 Gross Acres	100 0%	784-887	93-105 DU/AC	310-350
Building Height - Residenti finished grade (Chimneys o		A MARINE MATERIAL AND	The second of the second secon		

COMMERCIAL SITE LAND USE GUIDELINES

Retail Square Footage	Retail	Parking Spaces	Parking Area	Landscaping and	Remaining Area	Site Total
Range	Site Coverage	Required	Coverage	Remaining Area	Coverage	
15 000 to 50 000 S F	5% to 16%	175 to 350	24% to 45%	228,000 to 123,000 SF	72% to 39%	318,000 S.F. (7.2 acres)

SILVER CREEK VALLEY COUNTRY CLUB **FUNCTION LIST**

Dining, Banquets, and Food Service Outdoor Bar-be-ques Organization and Professional Meetings Charity Events Weddings, Receptions, and Parties Cooking Classes Liquor Service and Wine Tasting Golf Tournaments Tennis Tournaments Croquet Tournaments Swimming Events Golf, Tennis, Swim, and Croquet Lessons

PROJECT LAND USE SUMMARY

USE	AREA (acres):	COVERAGE:	PARKING ±	UNITS "	SYMBOL ⁽⁵⁾
Resort Homes (including common open space and streets).	41	2.7%	842 111	327	
Golf and Tennis Village Homes	79	5.2%	1668 🕫	437	
Executive Homes	112	7.4%	2147 (2)	456	1
fistate Homes	124	8.1%	1440 (2)	325	1
Rural Lots	110	7.2%		5	1
'Commercial Site	8	0.5%			2.20.40.00
Swim and Tennis Club	5	0.3%	54		
Golf Clubhouse	3	0.2%	183		
Maintenance Facility	2	0.19%	16		
Golf Course	122	8.0%			
Revegetated Open Space	313	20.5%			232 2325
Natural Open Space	489.	32.1%			
Public Streets	32	2.1%			
Private Streets	85	5.6%			
TOTALS	1525 AC	100.0%		1550	

NOTES

- 1. Includes garage, apron and open parking
- 2. Minimum of 2 cars in garage plus 2 on driveway. See Design Criteria for Elomebuilders for specific seiback require. 3. See Design Crit. ria for Flomebuilders for specific requirements regarding building height serbacks and design.
- 4. All near and parking remark are approximate within 10 percent.
- 5. These symbols relate to Land Use Plan, sheet 2.

DEVELOPMENT CONDITIONS

GENERAL CONDITIONS

1. WPCP NOTE: Regarding effect of wastewater treatment capacity pursuant to Ordinance 20467, no vested right to a building permit shall pursuant to Ordinance 20467, no vested right to a building permit shall accrue as the result of the granting of any Jand development approvals and applications when and if the City Manager makes a determination that the cumulative sewerage treatment demand on the San Juse-Santa Clara Water Pollution Control Plant represented by approved land uses in the areas served by said plant will cause the total sewerage treatment demand to make the served of the same o demand to meet or exceed the capacity of the San Jose-Santa Clara Wate ormand to meet or secretal necessary of the case processing a variety Pollution Control Plant to treat such swerzage adequately and within the discharge standards imposed on the City by the State of California Water Quality Control Board for the San Francisco Bay Reglon. Substantive conditions designed to decrease sanitary sewerage associated with any land use approval may be imposed by the approving authority.

Ordinance No. 20467 requires all land use and development approvals to include the specific notification that such approval does not include a vested right to building permits in the event that previous cumulative approvals have met or exceed the capacity of the San Jose Santa Clara Water Pollution Control Plant

2. Development of the subject site shall comply with the following standards, guidelines, and plans in the following orde

Horizon 2000 General Plan Silver Creek Planned Residential Community Specific Plan Planned Development Zoning Standards Development Standards for Silver Creek Valley Country Club, San

Design Guidelines for Humebuilders and Humeowners at the Silver Creek Valley Country Club, San Jose, California Commercial and Residential Design Guidelines

- 3. The Silver Creek Valley Country Club Development Standards and Design Guidelines for Homebuilders and Homeowners may be amended by the developer through the Planned Development Permit Amendment process once a Planned Development Permit has been approved that covers the entire project site and implements the requirement for using the Standards and Guidelines on all property within the project
- 4. The developer may file for Planned Development Permits for phased development of portions of the site. Sufficient information shall be provided for the City review of the requested items to be approved. Such phasing may include a PD Permit Amendment process. The first PD Permit for the project shall cover the entire site and implement the
- The commercial portion of the site shall be developed in accordance with the C-1 zoning district, as amended, and the Commercial Design Guidelines for the City of San Jose, as amended.
- 6. The single family attached portion of the site shall conform to the Residential Design Guidelines, as amended to the satisfaction of the
- 7. No development is permitted on the western face of the project site. The uses of the area designated as Natural Open Space on the Land Use Plan of the General Development Plan are the non-structural use of the OS

- 8. Building Permits may be issued for buildings that are approved with Planned Development Permits unless specifically probibited elsewhere.
- 9. The environmental mitigation measures identified in the EIR prepared for this project entitled Environmental Impact Report Silver Creek Valley Country Club are included within these conditions or incurporated within

GRADING AND DRAINAGE

- 10 Culverts shall be installed by the developer at the low points of the Evergreen Canal stubs at the project boundaries to drain any storm water that may collect there.
- 11. A buffer of twenty feet (20') shall be maintained on all project exterior boundaries with adjoining properties. This buffer shall remain to a natural state with no grading other than that required for geologic
- 12. All grading of the site shall conform with the Conceptive Grading Plans Sheets 86 through 100 of 110 of the General Development Plan. Change Streets 86 Hrough 100 of 110 of the General Development Plan. Chan to the grading as shown on the conceptual plans shall follow the same general pattern as contained in the conceptual plans. Standards are contained in the Silver Creek Valley Country Club Development Standards that provide a framework for assessing changes to the conceptual grading plans. Areas marked on the Conceptive Grading Plans as Areas of Sensith By are subject to detailed review to ensure adequate protection of these areas
- 13. All grading shall comply with the requirements of the Geologic Hazards Clearance and Gradine Permits including all recommendation reports prepared cited by the City Geologis
- 14. All changes to the grading from that shown in the Conceptive Grading Plans, including that required for geologic hazards abatement, shall conform with the grading concepts of the Conceptive Grading Plan and the grading guidelines of the Silver Creek Vailey Country Club velopment Standards.
- 15. Developer shall implement an erosion control plan to the satisfaction of the Director of Public Works that includes hydroxeding of all areas with an erosion control mixture where the soil will be exposed during the winter, constructing temporary check dams, sediment basins and traps,
- 16. All grading within thirty feet (30') of the top of bank of creek corridors or preserved wetlands shall include a temporary catchment fence at the top of the hank to present excess spoil from entering the creek corridor.
- 17. All grading and construction activity in a creek corridor shall occur at times of low or no flow and include immediate revegetation of the disturbed areas. All disturbed bank faces shall be ensered with degradable crosion control fabric and replanted with native seed mixture by hydroseeding and container grown plants. The activities shall be overed by a streamfied afteration agreement and/or Corp of Engineers permit prior to the approval of A.P.D. permit for development within the respective agency jurisdiction areas.

- 18. Dust control measures shall be implemented by the developer and all Dust control measures shall be implemented by the developer and all workers and contractors on the project, including all off-site work. The dust control measures shall include watering, use of a dust publistive, whiche speed limits and sweeping of streets. The dust control measures and enforcement provisions by the developer shall be made a part of all contracts dealing with earthwork and construction.
- crew members shall be educated by the developer of the many posted restricted areas on the project sile and that damage or impact to those areas are grounds for immediate shut down of the project site by the City

- 20. Developer shall implement the following asbestos mitigation measures during grading and construction activities:
- a. All dust generating asbestos laden material shall be kept damp during grading and construction, and covered with a mini two feet of non-ashestos laden material after grading is completed in
- b. Background levels of airborne ashestos will be measured at the site rior to the commencement of excavation and earth moving
- c. An Initial Air Sampling Program will be implemented during initial grading activities to assess occupational and receptor exposures resulting from site development activities. Respiratory protection and protective garments will be worn by all on-site employees involved in the initial programs.
- d. An On-Going Air Monitoring Program will be developed utilizing industry standard procedures and incorporating information generated during the Initial Air Sampling Program. The program will specify procedures for worker training, dust control, respiratory
- e. The On-Going Air Monitoring Program will be implemented during site excavation operations to ensure that occupational exposures do not exceed the following OSHA standards:
- 1. Excursion Limit: 1 fiber per cc of air averaged over 30 minutes
- 2. Action Level: O.1 fiber per cc of air averaged over 8 hours
- 3. Permissible Exposure Limit: 0.2 fiber per ce of air averaged

The air downwind and at the project excavation site will be sampled and tested utilizing industry standard protocols.

- f. Air monitoring will be performed after completion of all construction, landscaping, paying, and associated activities to ensure that buckground levels of asbestos have been re-attained
- Bottom dump trucks are probablied from hauling asbestos laden material.

- h. All hauf roads over which ashestos laden material is transported shall be kept damp to limit visible dust.
- i. During excavation, a geologist shall be on-site to identify asbestos
- Travel over exposed asbestos laden areas shall be restricted to only that necessary for excavation and cover operations. Appropriate signinge and markers shall be erected to alert construction crews to
- k. Travel speeds of 15 miles per hour maximum shall be enforced for all vehicles operating within active asbestos laden excavation and fill area and on hauf roads used to transport asbestos laden materials
- 1. Haul roads used for transporting asbestos laden materials shall be watered frequently and thoroughly and/or a dust publictive applied so that a 90% dust control is maintained at all times.
- m. No ashestos laden material shall remain exposed for more than 72 bours. Areas subject to exposure for more than 72 hours shall be covered with non-asbestos laden fill or other approved cover.
- n. All active asbestos laden cut and fill areas shall be thoroughly and
- 21. Notification of future homeowners in areas underlate by serpentine that they may recounter advectors in any subsurface executions greater than two feet and that special precautions will be required to comply with adopted standards to reduce health risks to an acceptable level.

UTILITIES

- 22. A sanitary sewer line to connect the project site with the Evergreet rceptor shall be constructed to the satisfaction of the Director of Public Works. The sewer line shall be completed prior to the occupancy of any residential unit, the commercial center, or any recreational facility any resources unit, the commercial center, or any recreational facility on-site. A Planned Development permit may be issued for the construction of up to 100 units to one year prior to the projected opening of the sewer to the satisfaction of the Directors of Planning and Public
- 23. A water line to connect the project site with the Cadwallader Tanks. off-site pumping station, and an on-site booster pump storage tank to off-site pumping stallon, and an on-site hooster pump storage (and to provide adequate water upply and pressure for the project shall be constructed to the satisfaction of the Director of Public Works. The water improvements shall be completed prior to the occupancy of any residential unit, the commercial center, or any recreational facility on site. A Planned Development permit may be issued for the construction of up to 100 units up to one year prior to the projected completion of the improvements to the satisfaction of the Directors of Planning and Public
- 24. All utility lines within fifty feet (50') of the a creek corridor shall b An initity intervalon may receive a factor as a creek corrinor small in-heated as far away from the carridors as is possible to indimite damage to the corridor. All disturbances shall be limited to the area trenched. No equipment or materials shall be stored along the creek corridor.

- 25. No habitable structure shall be constructed within the seismic setback zone along the Silver Creek fault.
- 26. All utility lines that cross the Silver Creek Fault shall use flexible piping, sand back fills, and include manholes and/or valves on each side of the
- 27. The design of the water tank shall direct water from a rupture away from the adjacent homes and down the west face. A grouted rock riprap shall be constructed to protect the PG and E gas line in the event of a rupture.

- 28. All disturbed areas that are to be kept in a natural state as shown on the
- 29. Each tree or stirub removed from areas Identified as creek coreidor within the Areas of Sensitivity on the Conceptual Grading Plan, sheet 86 through 95, of the General Development Plan shall be mitigated at the following

Tree greater than 18' in diameter: Two 24" box sired trees and eight 15-gailing sized trees.

Tree 12° to 18° in diameter:

One 24° box sized tree and six 15-gallon sized trees.

Tree less than 12° in dlameter One 15-gallon sized tree.

Shrub greater than 10' in height:

Two 5-gallon sized shrubs and four I-gallon sized shruhs

Shrub 3' to 10' in height One 5-gallon sized shruh and two 1-gallon sized shrubs

Shrub less than 3' in beight

LAND USE PLAN SHEET 2 OF 5 **SUMMARY & DEVELOPMENT CONDITIONS**

GENERAL DEVELOPMENT PLAN PDC SH 88-8-91

SILVER · CREEK · VALLEY · COUNTRY · CLUB ·

NOVEMBER 6, 1989 MACKAY & SORPS CIVE ENGINEERING - LAND MANNING - LAND SURVEYING





Greater than 18' in diameter.

12° to 18° in diameter Two 24" box sized trees.

Less than 12" in diameter;

- ient trees and shrubs should be similar to the plant comoved in id replanted in the same general area. All vegitation nt for creek areus shall be used to replace damaged plants or fill in gaps within corridor
- 32. The vegetation planted along edges of the site that abut areas to remain
- 33. The use of Eucalyptus shall be restricted to non-invasive species and not used in near creeks, wetlands, or the perimeter of the sit
- 34. Trees to be preserved shall be permanently identified by metal numbered is and surrounded by chain link, hog wire, or a four-strand barbed wire for prior to any grading or removals. The fence shall occur at the piline in all cases. Tree masses to be saved can be protested with a
- 35. Trees to be removed shall have a permanent marking either with spray paint or survey flag and shall not be protected with fences.

SENSITIVE PLANTS AND WILDLIFE

- 36. All sensitive plant and wildlife habitat areas to be preserved and rted shall be posted with signs stating that no disturbance is allowed protected statu be posted with signs stating that no disturbance is allowed including grading, equipment, whilele, or material storage, or other disruptions prior to construction activity. Fencing may be required for areas subject to direct impact such as trees to be saved or habitat within areas being developed. Fencing and signage shall be maintained by the developer to present disturbances during the length of construction that might disrupt the habitat or trees.
- 37. All wetland area disturbed shall be mitigated on a one to one usation for the area and habitat value. The developer shall create and implement a welland mitigation plan that is approved by the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service prior to the Issuance of a Planned Development permit which covers the
- 38. Developer shall create and Implement a mitigation plan for the Mount Hamilton Thistle that includes the relocation of known populations of impacted thistle to another area on-sile or off-site that provides suitable habitat. Protection measures such as fencing shall be included in the miligation plan. The miligation plan shall be approved by the Director of Planning prior to the Issuance of a Planned Development Permit for the development of the Mount Hamilton Thistle habitat.
- 39. Mt. Hamilton thistle seed will be collected from those areas where grading . On, transition thistic seed will be collected from those areas where gradin will occur; one-third of the seed will be hand-broadcast over suitable habitat in wetland expansion and migration areas downslope of the existing population; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planter in the wetland mitigation area; and one-third will be stored for futu
- oper shall create and implement a mitigation plan for the Santa Clara Dudleya that includes the protection of at least one half of the on-site population. Protection measures such as fencing shall be included on-site population. Protection measures such as sensing on the miligation plan. The miligation plan shall be approximate to the issuance of a Planned Des
- 41. Santa Clara Valley dudleya seed will be collected from those areas where grading will occur; one-third of the seed will be hand-broadcast over suitable habitat in undisturbed areas on the site; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planted in suitable hubitat on the site; and one-third of the seed will be stored for future of
- 42. Developer shall create and implement a mitigation plan for the Metcalf. Caryon Jewelflower that includes the protection of the on-site population with minimal disruption. Protection measures such as fencing shall be included in the miligation plan. The mitigation plan shall be approved by the Director of Planning prior to the issuance of a Planning Development. Permit for development of the existing Metcalf Canyon Jewelflower
- 43. A conservation easement shall be recorded over the Metcalf Canyon Jewelflower habitat.

Bitterroot seed will be collected from those areas where grading will occur one-third of the seed will be hand-broadenst over suitable habitat on the western project site; one-third of the seed will be transported to a native plant nursery for germination in liners and seedlings will be hand planted n the western project site; and one-third of the seed will be stored for

44 Developer shall create and implement a miligation plan for the Bay Checkerspot Butterfly that includes the acquisition and preservation of a minimum of 146 acres of land that is currently unprotected, viable flay Checkerspot butterfly habitat for permanent management and long term Checkerspot butterfly habitat for permanent management and long terr research. The miligation plan shall be approved by the U.S. Fish and Wildlife Service prior to the Issuance of a Planned Development Permit for development of the butterfly habitat.

- 45. Developer shall create and implement a mitigation plan for flurrowing Owls that is approved by the Director of Planning prior to the Issuance of a Planned Development Permit that is for development of the flurrowing
- Surveying for active flurrowing ()wi nesting sites during the nesting season (March through August) or about one month prior to any
- b. Protecting all active Burrowing Owl nesting areas identified in the surveys from grading and construction disruptions. A one hundred foot (100') buffer shall be maintained around any active nesting site until the owls can be relocated.
- c. Fledged Javeniles may be relocated after August 1st to the artificial burrows or to off-site locations from nesting sites in areas subject to grading or construction. Adults may be relocated during September
- d. Developer shall create artificial burrows as miligation for each active borrow identified in the survey. The artificial burrows shall be created in the major westerly undisturbed open space area.
- The existing ground squirrel colonies in the major westerly open space area shall not be disturbed.

FLOODING

- 46 An on-site throttle/detention system shall be designed and implemented to maintain the predicted storm runoff for the project for a 100 year flood at or below the predicted existing conditions and not cause additional down stream impacts. Developer shall provide the Director of Public Works with sufficient details of the throttle/detention system to the satisfaction of the Director of Public Works prior to the issuance of a Planned
- 47. The developer has no responsibility to fund or participate in off-site flood

WATER QUALITY

- 48. Storm drainage, especially from parking areas and streets, should be rediate areas prior to discharge into creeks to reduce the introduction of alls into the riparian areas
- 49. A buffer of thirty feet (30') is required along all creek carridors of notis
- 50. A golf course operation plan shall be developed prior to the Issuance of a Planned Development Permit for the development of the golf course that includes the following elements:
 - a. Strict adherence to manufacturers recomdures for all chemical application
 - Use of only County, or Department of Agriculture approved chemicals, whichever is more restrictive.
 - c. Use of only short lived pesticides
 - d. Application of chemicals by only State licensed personnel.
 - e. Application of chemicals in only the amounts allowed.
 - f. Proper storage of all chemicals and disposal of excess chemicals and
- 51. During construction near the creek corridors, the developer is responsible for ensuring that debris and sail is not allowed to be deposited into the corridor. All existing debris shall be removed from the corridors during

ARCHAEOLOGY

- 52. Developer shall implement the following mitigation measures during
 - Areas along Silver Creek shull be preserved so as to avoid an area with a high potential for archaeological resources.
 - Should evidence of prehistoric cultural resources he discovered during construction in areas outside of the identified sites, work in the immediate area will be stopped to allow adequate time for evaluation and miligation, and a qualified professional archaeologist will be called in to make an evaluation; the material will be evaluated, and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading; preparation of a report; and curation of the materials at a guized storage facility will be developed and implemented under the direction of the Director of Planning
 - c. A Native American observer shall be retained to be available on an on-call basis in the event any burials are found
 - d. Any Native American human remains that are discovered shall be removed and an analysis of the remains, preparation of a report, and reharial under the direction of the Native American observer
 - e. A written agreement shall be prepared prior to construction between Native American observer, and archaeologist detailing ces under which burials would be removed, the the developer, Native American

- f. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097-94 of the Public Resources Code of the State of California: In the event of the discover of human remains during tion, there shall be no further excavation or disturbance a the site or any nearby area reasonably suspected to overlle adjacent remains. The Santa Clara County Coroner shall be notified by the developer and the Caroner shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority he shall notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactors sercement can be reached as to the disposition of the comple const to this State law then the landowner shall reinter the numan remains and items associated with Native American burists of the property in a location not subject to further subsurface
- g. Each of the lithic resource sites within the development area shall be tested prior to grading with a backhoe to determine the presence or absence of any subsurface cultural materials. Any materials located shall be evaluated to the satisfaction of the Dire
- h. If any significant new midden or cultural features are discovered during the subsurface testing, a mitigation program including analysis of the materials; preparation of a report; and curation of the materials at a recognized storage facility shall be developed and
- L. Each lithic resource site shall be evaluated and categorized based on the type of material used; type of procurement; place of procurement; type of stage of material reduction and/or tool manufacture; and presence or absence of other cultural featu such as rock shelters grinding stones, or midden deposits.
- J. Removal of fifty percent (50%) or more of cultural material shall be completed from a selected location of each discrete site type prior to grading. The materials shall be analyzed, a report prepared, and the materials stored at a recognized storage facil
- k. An archaeologist shall be charged with monitoring of earthmoving ctivities inside the designated areas and in the vicinity of all sites
- 1. If any new midden or other cultural features are discovered during it any new minutes or other cuttural tentures are discovered during monitoring construction activity in that area shall be stopped to allow adequate time for evaluation and miligation; the material will be evaluated, and if alguificant, a miligation program collection and analysis of the materials prior to the resumption of grading; preparation of a report; and curation of the materials at recognized storage facility shall be developed and imp
- m. Excavation of at least two 1 x 2 meter units shall be completed into Excavation of at least two 1 x 2 meter units amount compression of each midden deposit subject to scarification and fill prior to grading All cultural materials shall be removed, analyzed, a report prepared
- n. Evaluation by hand excavation of each midden deposit subject to major excavation or trenching shall be accomplished prior to
- o. If significant resources are found, hand excavation of a percentage of the cultural materials, or removal or exposure of the materials by archaeologist-directed mechanical equipment shall be accomplished including the analysis of materials; preparation of a report; and curation of the materials at a recognized storage facility.

HISTORIC RESOURCES

- 53. Developer shall cause to be created a historic exhibit presenting the Intercoper small cause to be created a nistoric extinuit presenting the listory of the Silver Creek Valley using current and bisturel plustagraphs, or all histories, and histories research to prepare a display of plustagraphs, artifacts, and histories information to be displayed in the local area with a stiffer Club House, neighborhood park, commercial center or other appropriate areas. This shall be completed prior to the occupancy of the Club House and shall be updated during the course of construction as new information be accommissed.
- 54. Developer shall cause testing for subsurface features, foundations, and artifacts concentrations at the O.W. Farnsworth and T.H. Farmsworth/Herman homesteads to be conducted and the preparation of a report outlining the findings and, if significant, development of the Director of Planning prior to the Issuance of a Planned Development Permit for grading in those areas.
- 55. Developer shall cause a photo documentation and salvage of the Hermani Evons stone foundation barn and the small pre-1900 structures and outhouse to be conducted prior to Issuance of a Planned Development
- Developer shall cause to be prepared a regional historical/geographical study of the stone fences in the Silver Creek Valley for submittal to the Director of Planning and incorporation into the historical exhibit prior to the occupancy of the club house.
- 57. The stone fences, except where removal is required for new roadways, correctly grading or significant changes in elevation shall be preserved to the satisfaction of the Director of Planning. Stone from walls disrupted shall be used to recreate fences, hulld small walls, or gateways in the area where the walls were removed.

- 58. Silver Creek Valley Road shall be constructed as a four-lane disided readway from Hellyer Aceime to Yerha Buerm Road to the satisfaction of the Director of Public Works. This roadway shall be open for public use to the satisfaction of the Director of Public Works prior to the occupancy of any residential unit, the commercial center, or any recreational facility on-site. Planned Development permits may be issued for the construction of up to 300 units to one year prior to the projected opening of the roadway to the satisfaction of the Directors of Planning and Public Works
- 59. Developer shall create and implement a City approved emergency acces plan for the area for use until Silver Creek Valley Road and the new (Middle) Silver Creek Road Is opened
- 60. Existing Silver Creek Road shall not be closed until grading is ready to commence on the area occupied by the roadway. Abandonment of Silve Creek Road shall occur prior to Issuance of any Planned Development mit that allows for grading of the area.
- 61. Construction shall be completed of the new (Middle) Silver Creek Road within two (2) years of the closure of existing Silver Creek Road, or with the construction of neighborhoods 7 or 8, whichever occurs first.
- 62. An easthound through fane at the intersection of Aborn Road and San Felipe Road/White Road shall be constructed to the satisfaction of the Operation of the Object of Partial States of the Approximation of the Object or of Public Works with the approximation of the Lower Creek Planner Residential Community in a Planner Developmen Permit. This condition may be satisfied by John participation of all the other developers in the Silver Creek PRC.
- 63. Traffic signals shall be constructed at the following intersections to the satisfaction of the Director of Public Works:

Silver Creek Valley Road and Yerha Buena Road* Silver Creek Valley Road and Hellyer Avenue Silver Creek Valley Road and (Middle) Silver Creek Road (Middle) Silver Creek Valley Road and Country Club Drive These signals to be installed with the intersection improvement

- 64. A traffic signal warrant study shall be completed with the construction of the above intersections that analyzes actual traffic volumes, and each following year until completion of the project. The signals shall be installed when the warrant is satisfied in the study for one of the alors
- 65. San Fellor Road and (Lower) Silver Creek Road shall be resurfaced as development of neighborhoods 7 or 16, whichever occurs first.
- 66. Implement and operate a demand-regulated shuttle service to the nearest Guadalupe Light Rail line station and Transit District stops by the
- 67. Create a rideshare matching program for the formation of carpools and

NOISE

- 68 The project shall provide noise attenuation so that interior noise levels denot exceed 45 dB Ldn and exterior noise levels do not exceed 60 dB Ldn
- 69. Sound attenuation walls shall conform with the design standard:
- nerelal center shall not generate noise levels in excess of 60 dB Life as measured at the commercial center property line.
- loper shall provide noise mitigation measures as identified in the LIR to the owners of the following properties at no cost to the property owners if they desire improvements
- 5144 San Feline Rond 5551 Silver Creek Road
- 72. The water tank pumps shall be placed in underground vaults
- 73. The emergency generator shall include noise attenuation devices to limit noise as measured at the nearest residential unit to no more than 60 dil
- 74. Construction shall be limited to the hours of 7:00 a m. to 7:00 n m Monday through Friday for the areas cast of the 55 dB Ldn line as shown on the Construction Noise Map contained in the EIR prepared for this project as well as all off-site work within 500° of residential areas. All her areas of the site may be worked from 6:00 a.m. to 9:00 a.m. seven

MISCELLANEOUS

75. The Regional Trail as shown on the Land Use Plan, Circulation Systems, sheet 7 of 110 shall be constructed, including landscaping, at developer's expense. The trail through the project is in replacement of a public creek. frontage trail along Silver Creek. The creek frontage replacement trail shall be for public use, and constructed with the loop road. The trail along Silver Creek Valley Road shall be completed within one year of the opening of the roadway. The trail along (Middle) Silver Creek Road shall completed within one year of the opening of the roadway for public use The above tralls within the area covered by this regarding shall be the sole responsibility of the project humanwayers association to maintai

- 76. The Homeowners Association is responsible for the maintenance and upkeep of the parking area at the public access trail head for the Silver Creek trail. The parking area shall remain available for public parking from 7:00 a.m. to 9:00 p.m.. The developer shall construct the parki area with the reconstruction work on (Lower) Silver Creek Road and shall provide an approved closure, appropriate fencing, and trash facilities.
- 77. No structures are permitted within the PG and E high pressure natural
- 78. No buildings other than detached carports or minor accessory structures shall be located within fifteen feet (15°) of the edge of the PG and E.
- 79. No bubitable structure hasing a "high density occupancy load" or more than two (2) stories in height shall be located within two hundred fifty feet (250") of the edge of the PG and E bigh pressure gas line right-of-way.
- 80. Developer shall provide secured bleycle parking facilities at the swim and
- 81. Developer shall enter into a Parkland Agreement with the City prior to the recordation of a Final Map. If fees are not paid the developer shall provide neighborhood and community park improvements in the area including the acquisition and development of a park prior to the occupancy of the 100th house in the project.
- 82. Developer shall construct an 18-hole champlonship golf course, swim and tennis facility, neighborhood open spaces and public trulls within the
- 83. The first nine (9) holes of the golf course shall be completed and available for use within 24 months of Issuance of the first grading permit fur the subject property, or the opening of Silver Creek Valley Road whichever is later. The remaining into (9) holes, driling range and country club facilities shall be completed and available for use within one (1) year
- 84. The swim and tennis club facility shall be open for use with the completion of street improvements for neighborhoods 8, 14 or 15, prior to the approval of Planned Development Permits for the 500th house, or within two years of the opening of the club house, whichever occurs first.
- 85. The maintenance facility shall be open for use prior to the approval of Planned Development Permits for the 500th house, or within two years of the opening of the club house, whichever occurs first.

HAZARDOUS MATERIALS

86. Developer shall obtain a City of San Jose Hazardous Materials Storage Permit prior to issuance of a Planned Development Permit for the maintenance facility, and any other huilding in the project which may entail the usage or storage of hazardous materials.

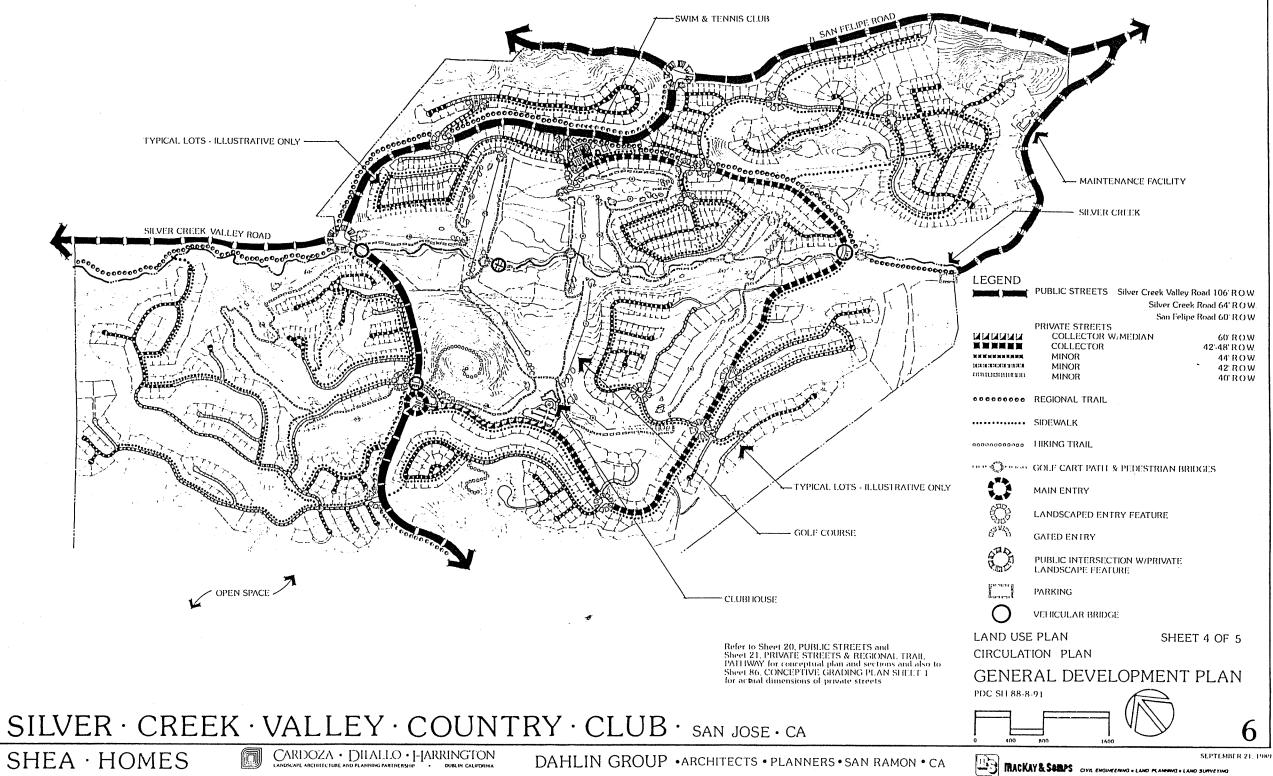
VISUAL MITIGATION

- 87. All areas designated as Areas of Sensitivity on the Conceptive Grading Plan, sheets 86 through 100 of 110 of the General Development Plan, shall be restricted for grading activities to those non-disruptive to the features eserved and remain undisturbed throughout cons
- 88. All slope areas shall be planted in conformance with the Landsc
- 89. No encroachment is allowed over the edge of landscaped slope areas Including any mounding at the top of bank except through the Planned Development Permit Amendment process. Minor encoachments may be considered that do not after the mounding and landscaping concepts.

End of conditions

LAND USE PLAN SHEET 3 OF 5 DEVELOPMENT CONDITIONS (cont.) GENERAL DEVELOPMENT PLAN PDC SH 88-8-91

SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA



LOCATION MAP

SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

DESCRIPTION

SILVER CRITIC COUNTRY CLUB

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, described as follows.

All that certain real property situate on the City of San Jone. County of Santa Clara, State of California, described as follows.

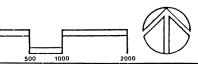
BEGINNING at a point in the emertine of Silver Creek Road (40.00 feet wide) at the most Northerly corner of Fared 1 as a boston on that certain Fared Map recorded received and the County of Santa Clara (1988) and the Clara (1988) and t

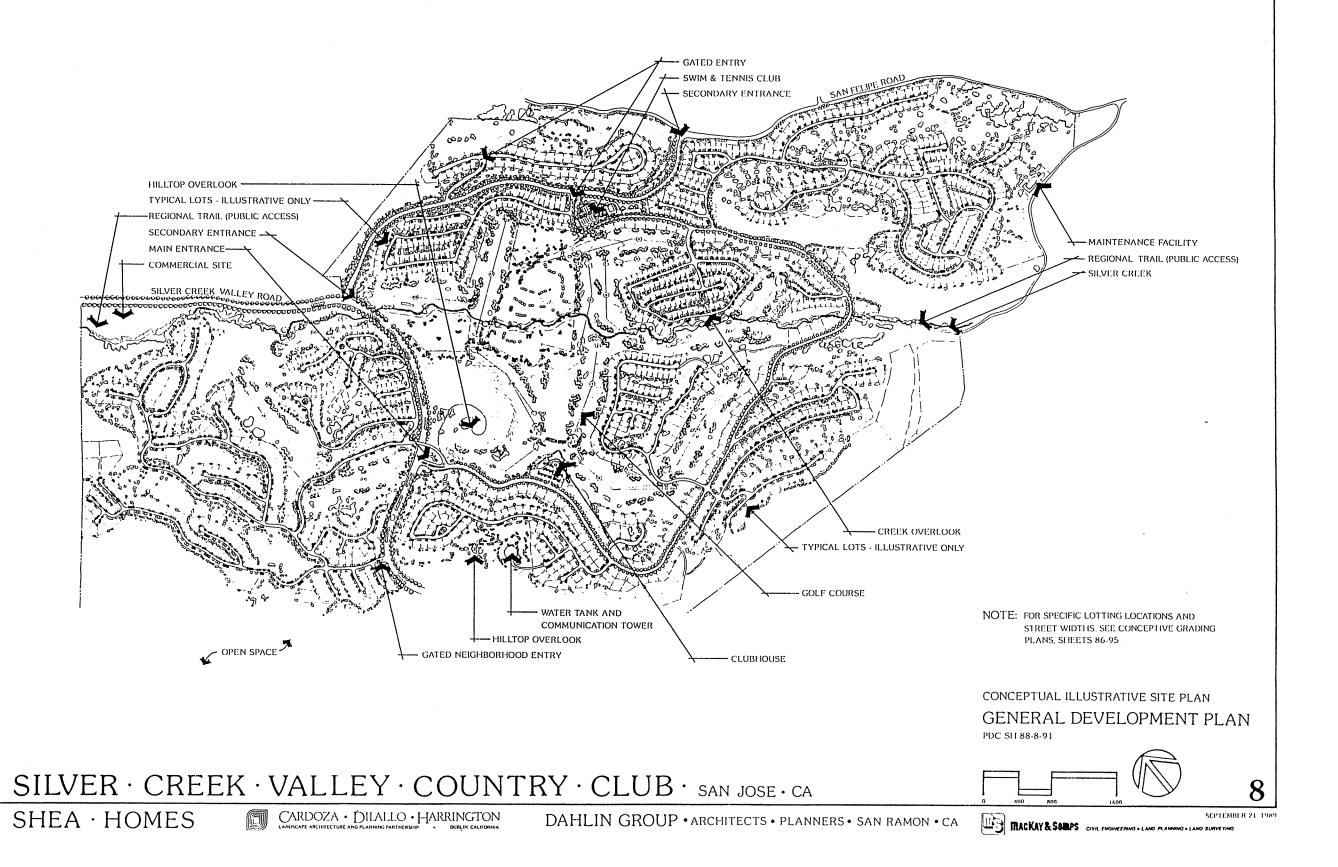
LAND USE PLAN

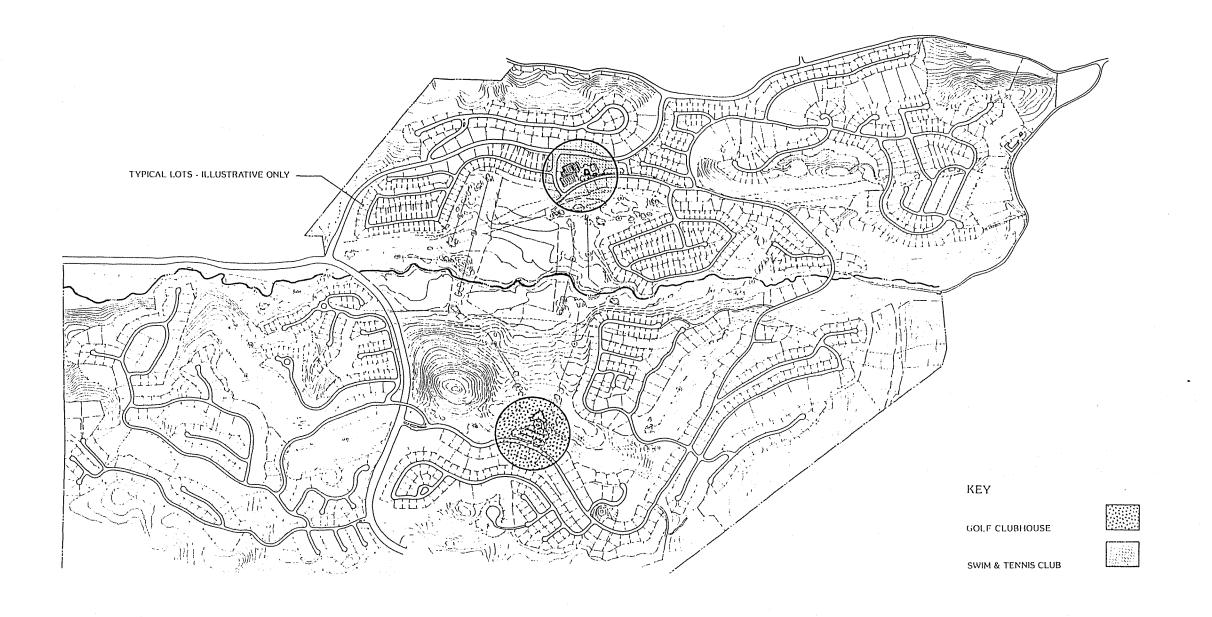
SHEET 5 OF 5

LEGAL PLAT

GENERAL DEVELOPMENT PLAN







GOLF,SWIM AND TENNIS CLUB

CONCEPTUAL LOCATION PLAN

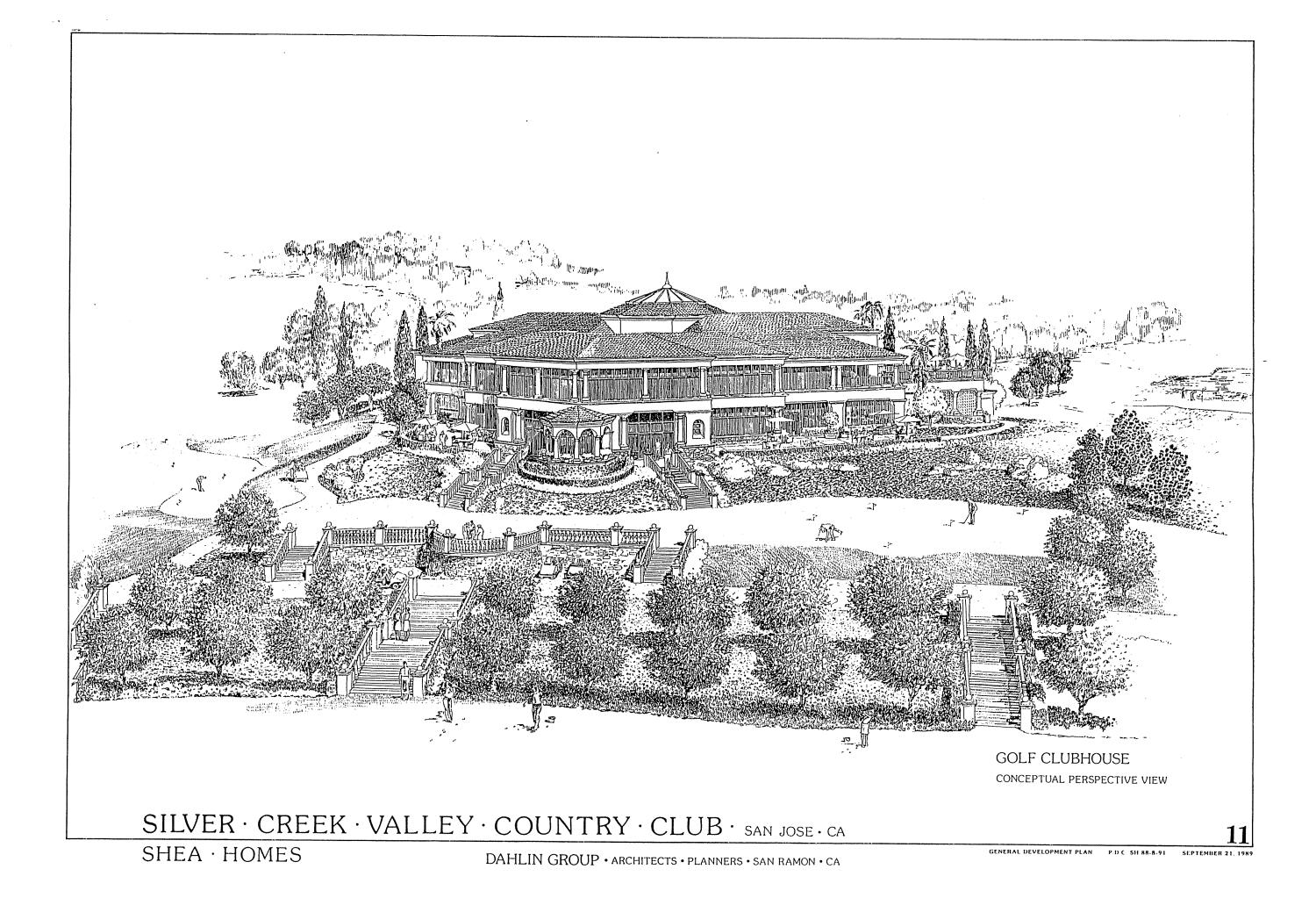
SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

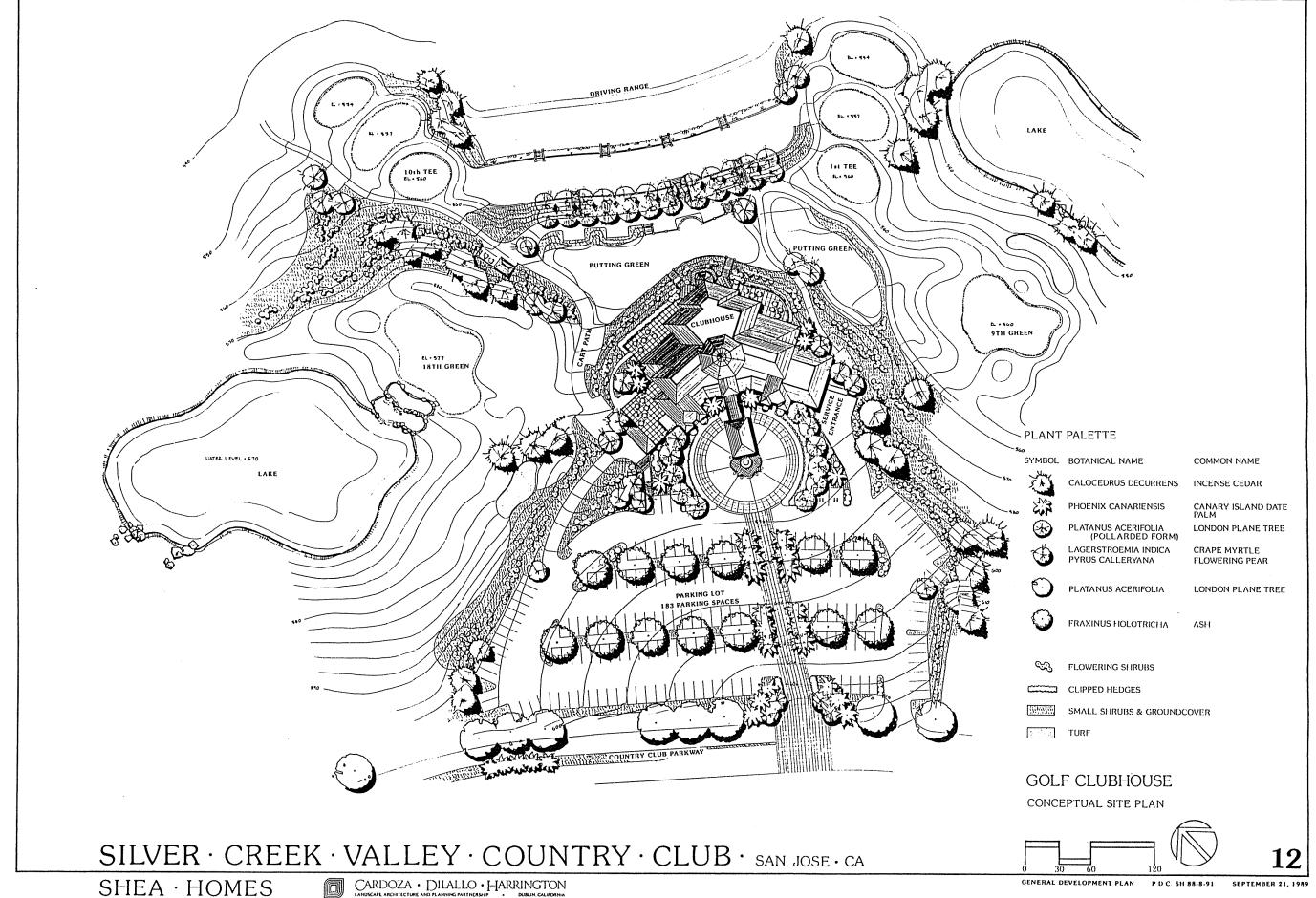
SHEA · HOMES

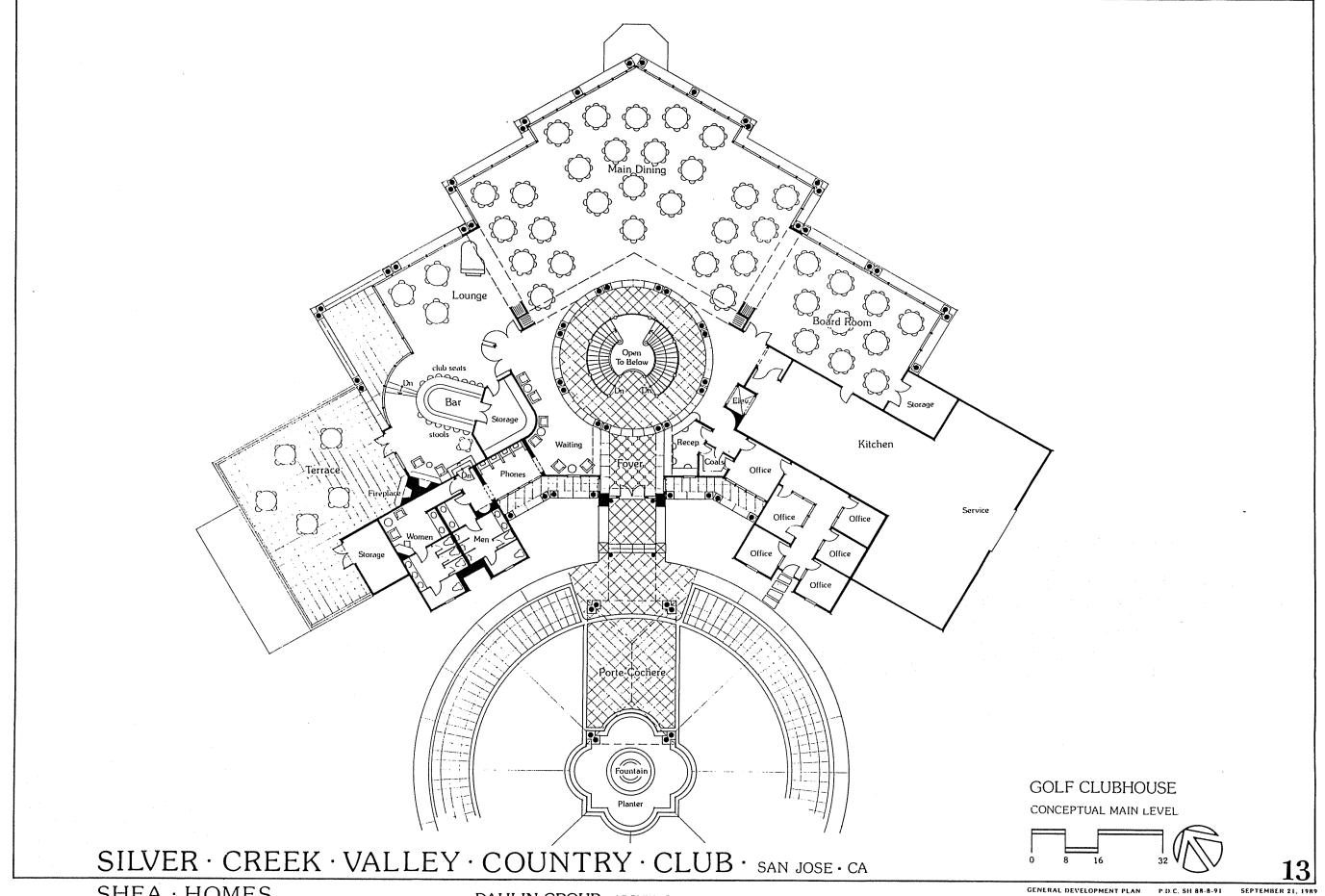
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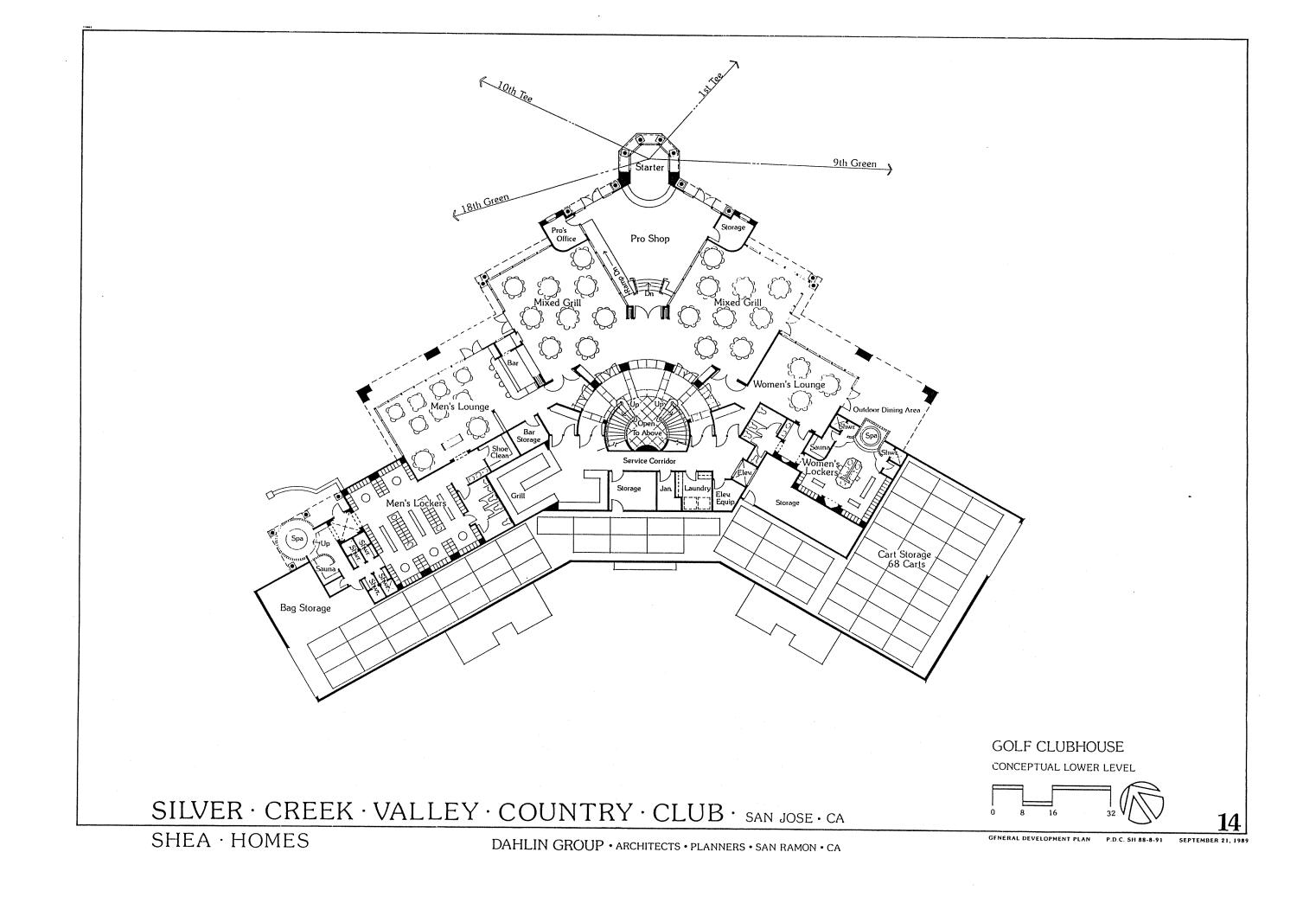
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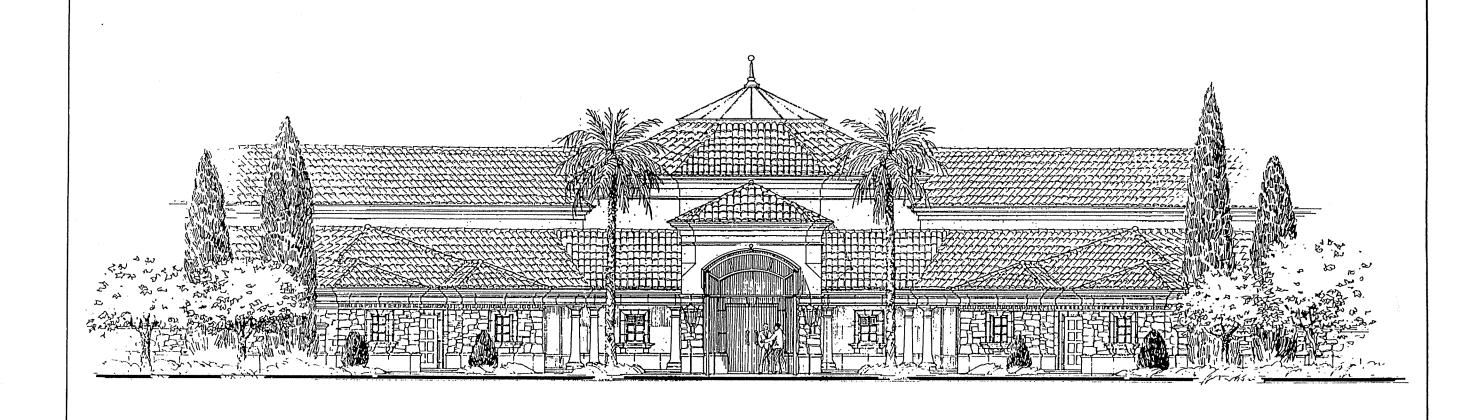
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SHEA · HOMES

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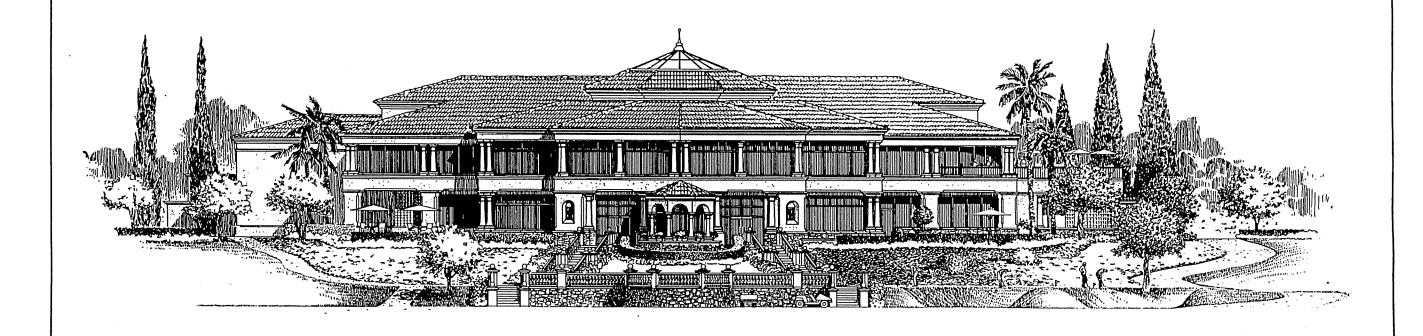
GENERAL DEVELOPMENT PLAN P.D.

GOLF CLUBHOUSE

CONCEPTUAL FRONT ELEVATION

PDC 5H88.8.91 SEP

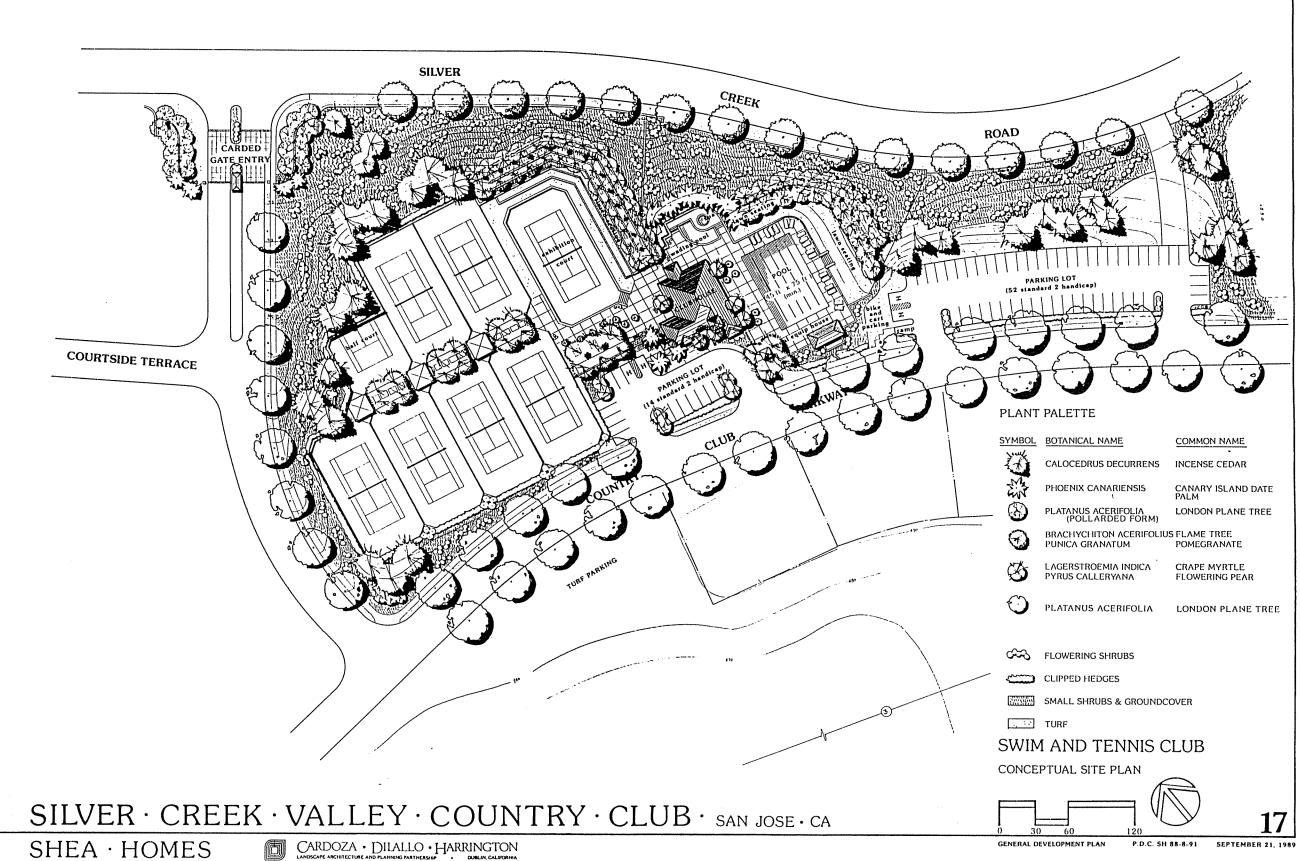
SEPTEMBER 21 1989

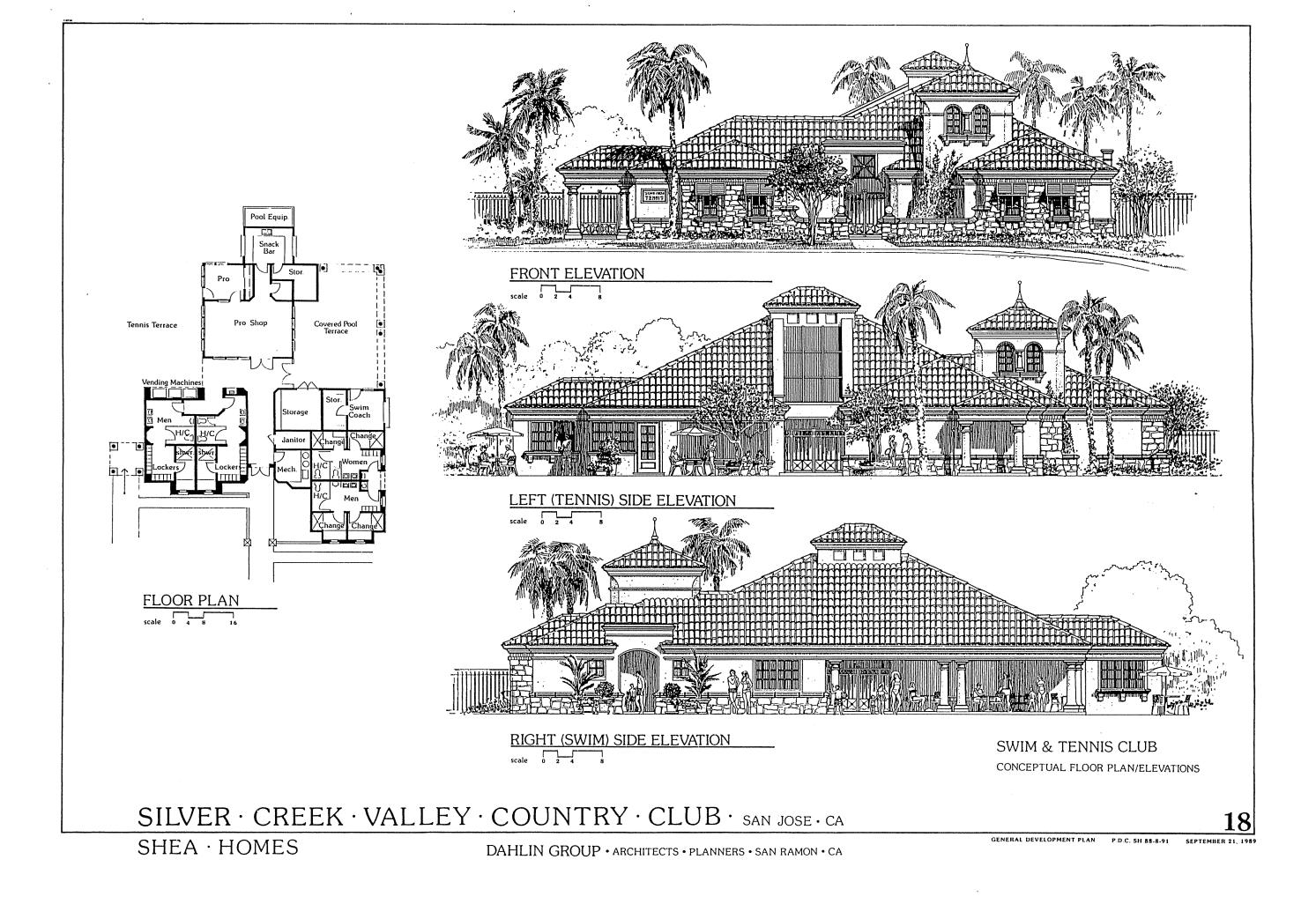


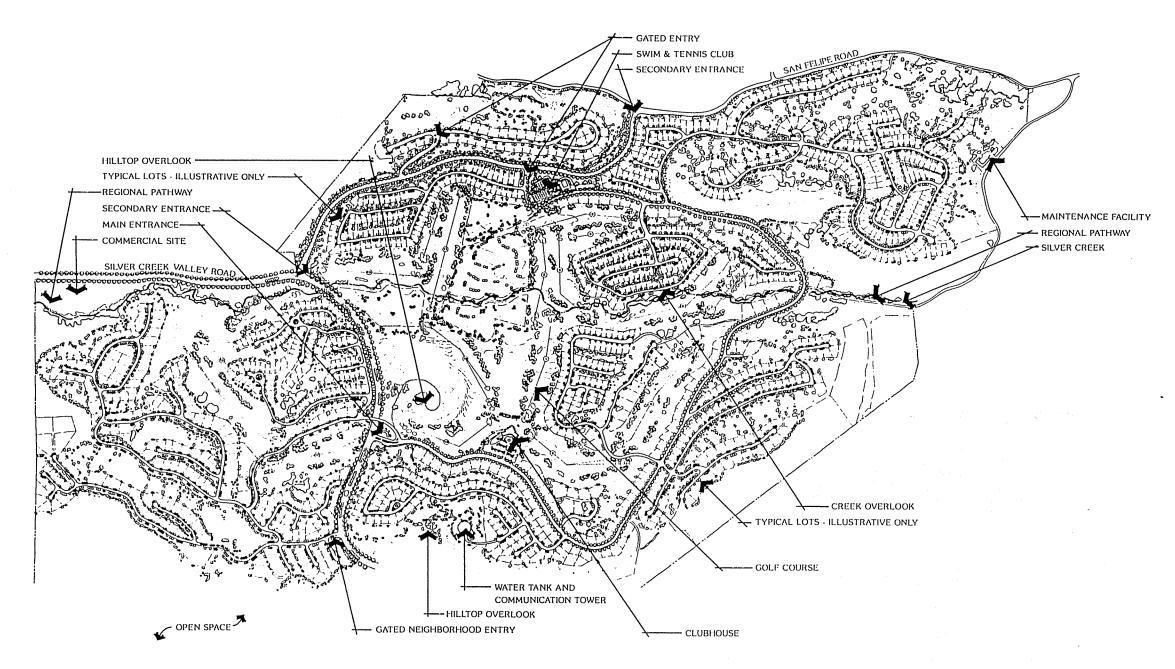
GOLF CLUBHOUSE
CONCEPTUAL REAR ELEVATION

0 8 16 32

<u> 16</u>

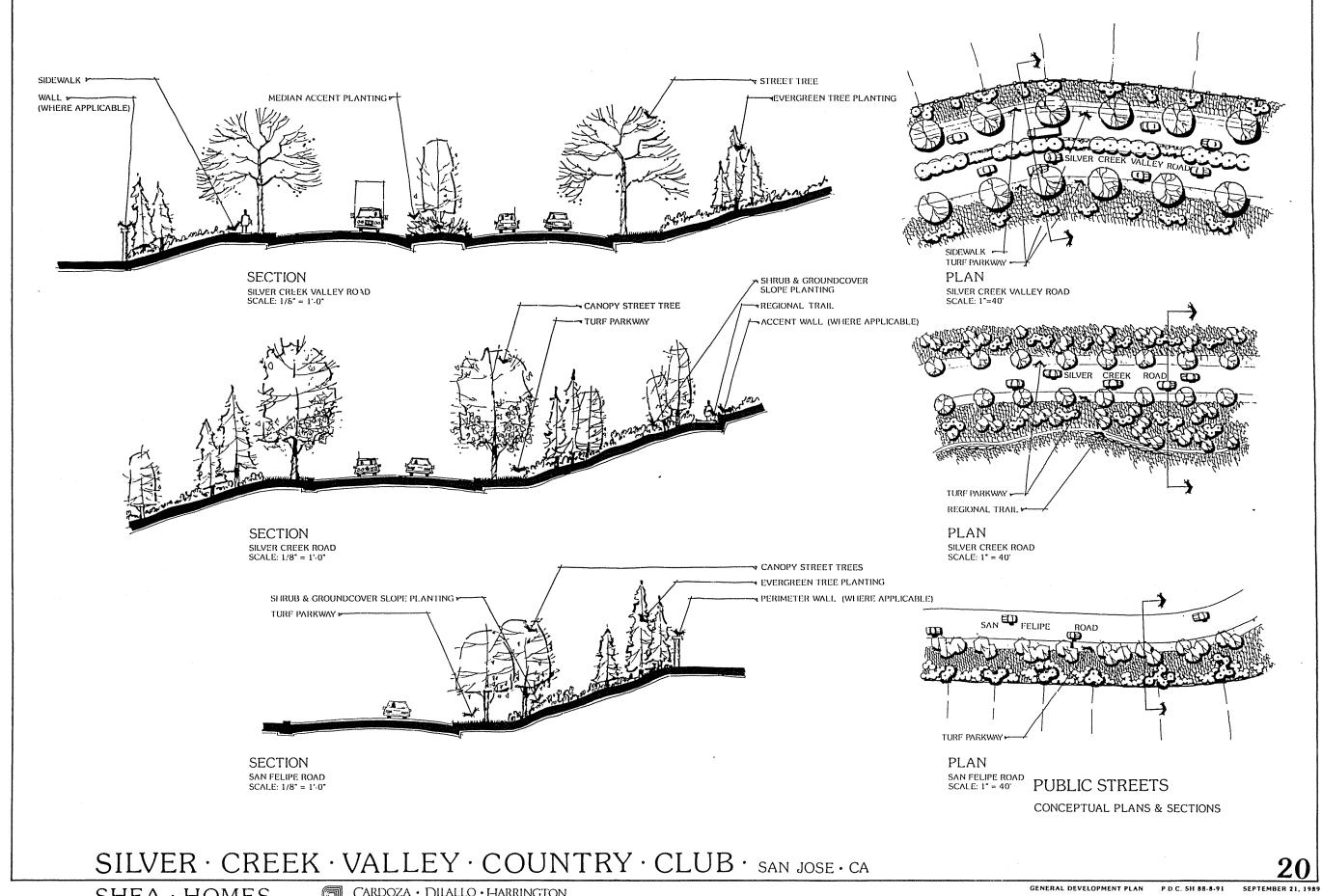


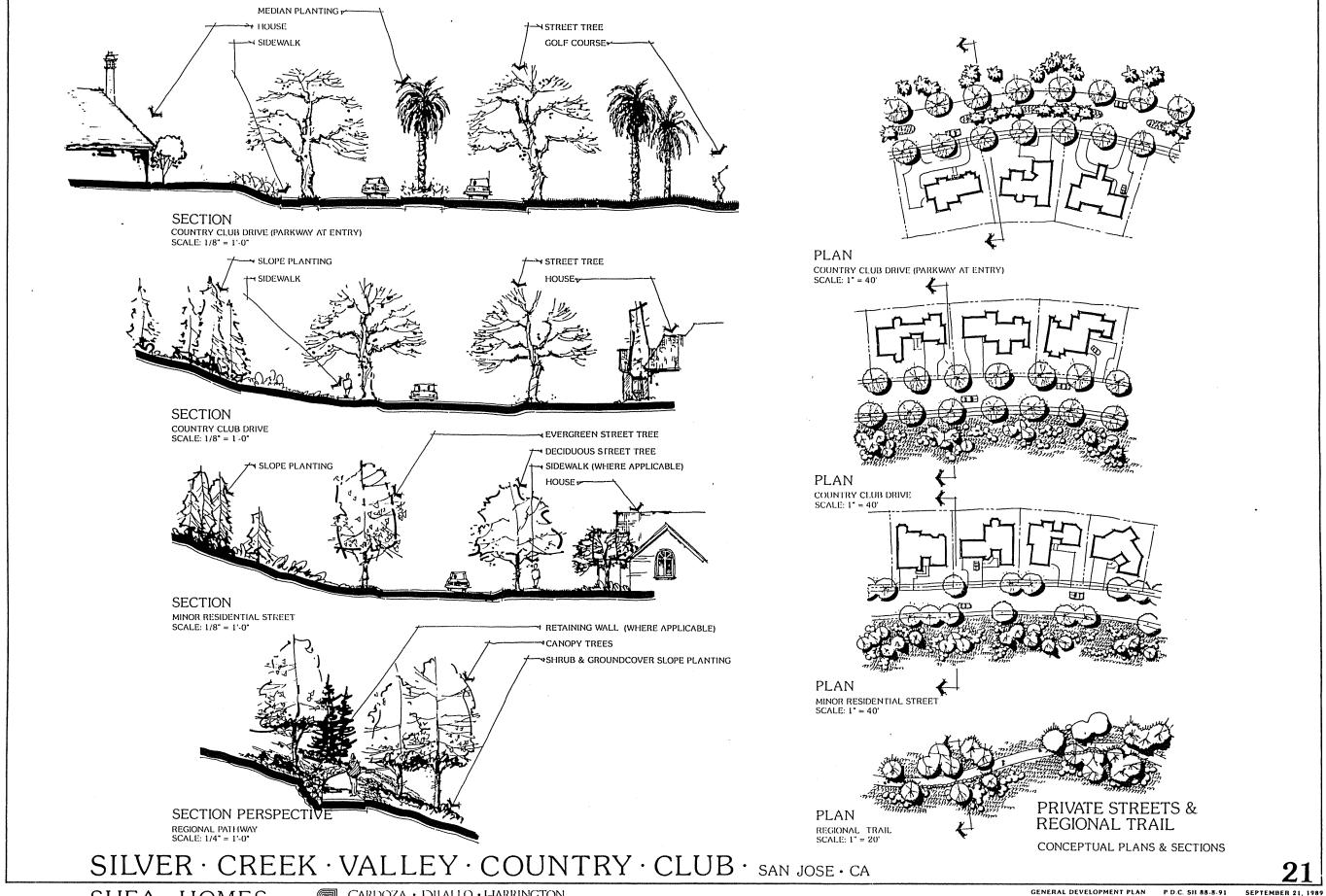


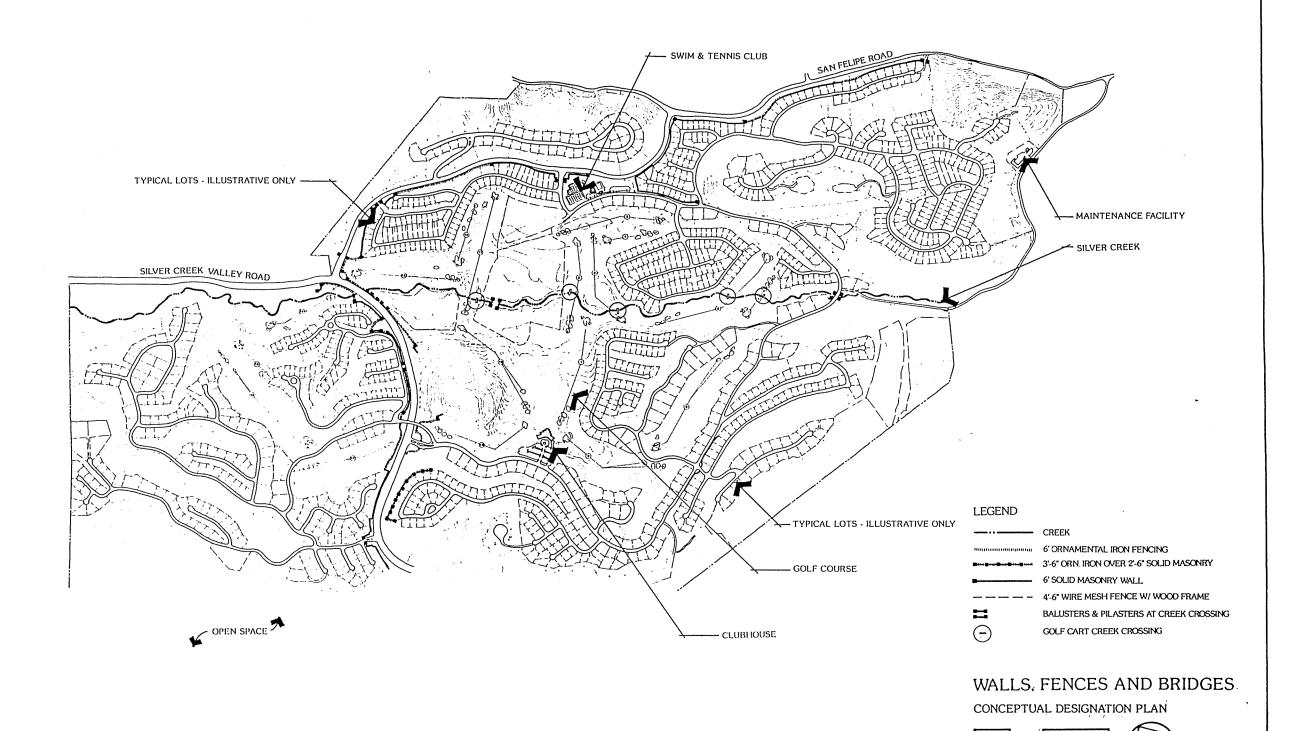


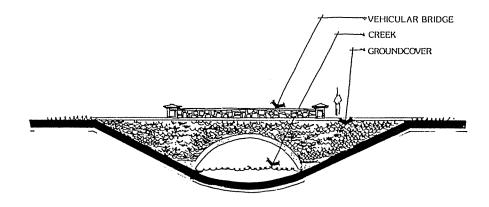
SITE AMENITIES CONCEPTUAL SITE PLAN



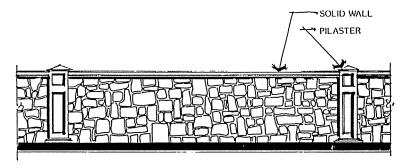




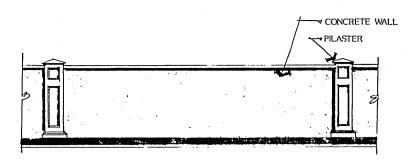




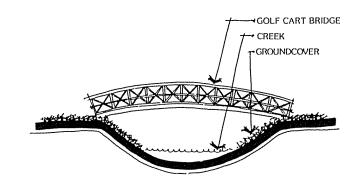
PRIVATE ROAD VEHICULAR CREEK CROSSING (TYPICAL)



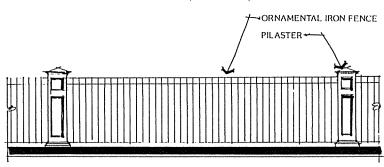
SOLID MASONRY WALL (TYPICAL)



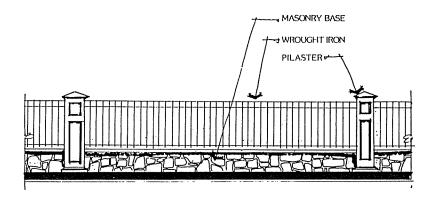
SOLID MASONRY WALL (TYPICAL)



GOLF CART BRIDGE (TYPICAL)



ORNAMENTAL IRON FENCE (TYPICAL)

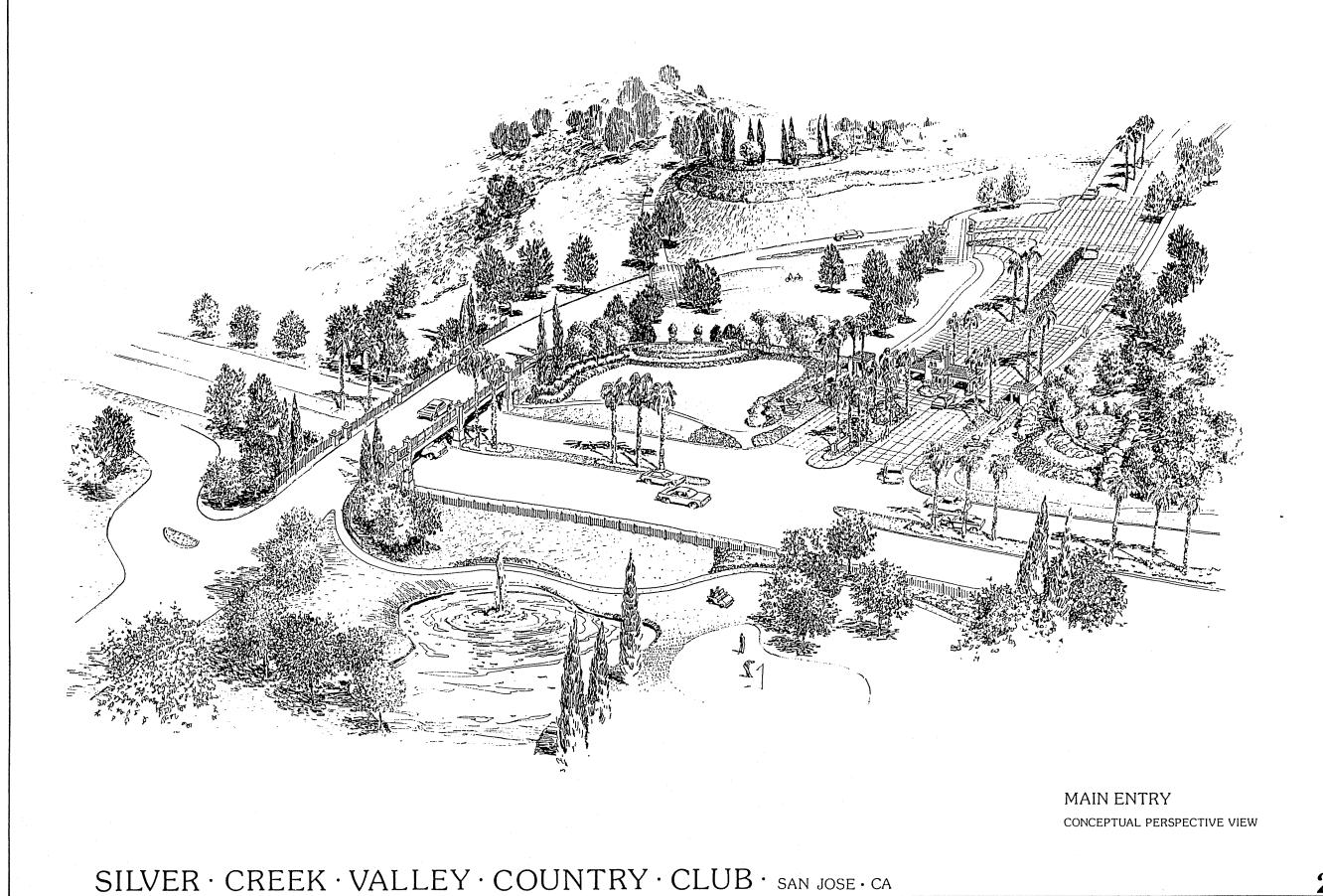


ORNAMENTAL IRON FENCE ON STONE WALL (TYPICAL)

ARCHITECTURAL SITE FEATURES
CONCEPTUAL ELEVATIONS

SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

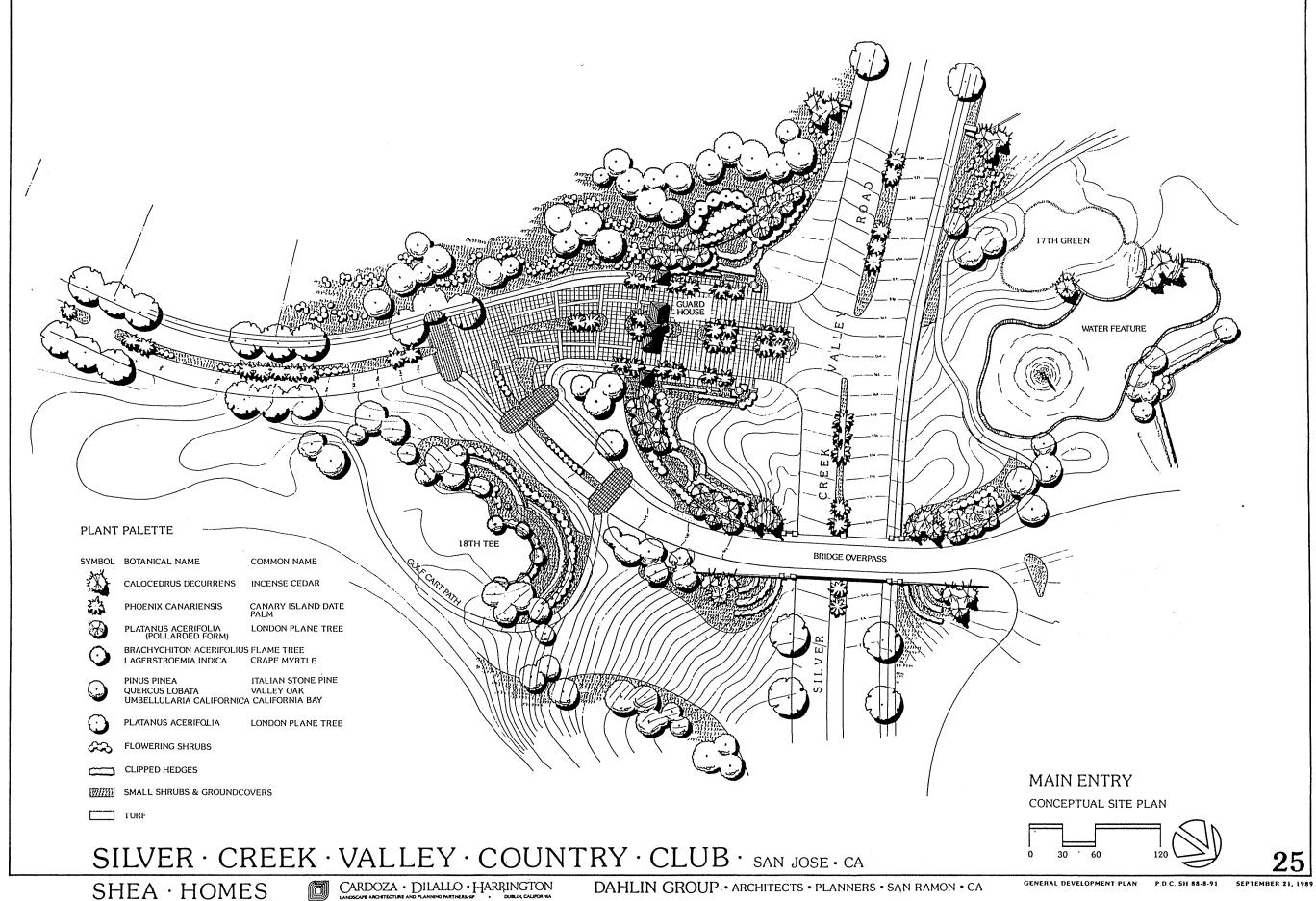
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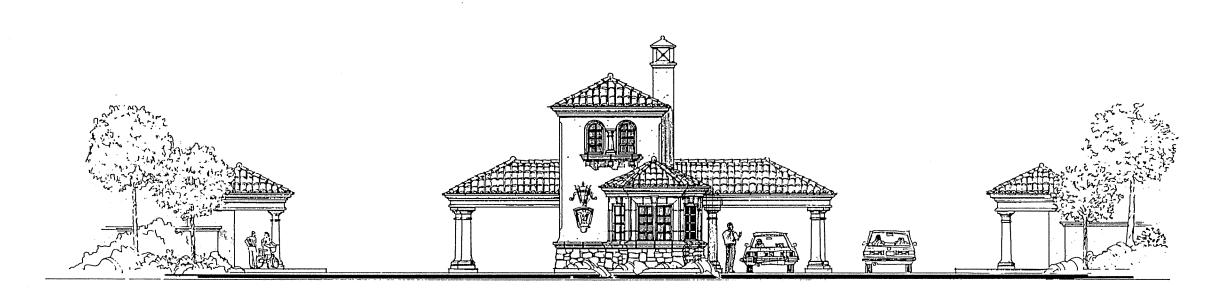


SHEA · HOMES

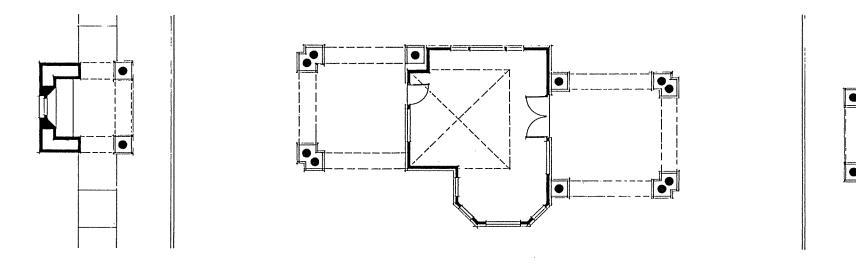
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GENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91 SEPTEMBER 21, 1989





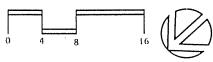
ELEVATION



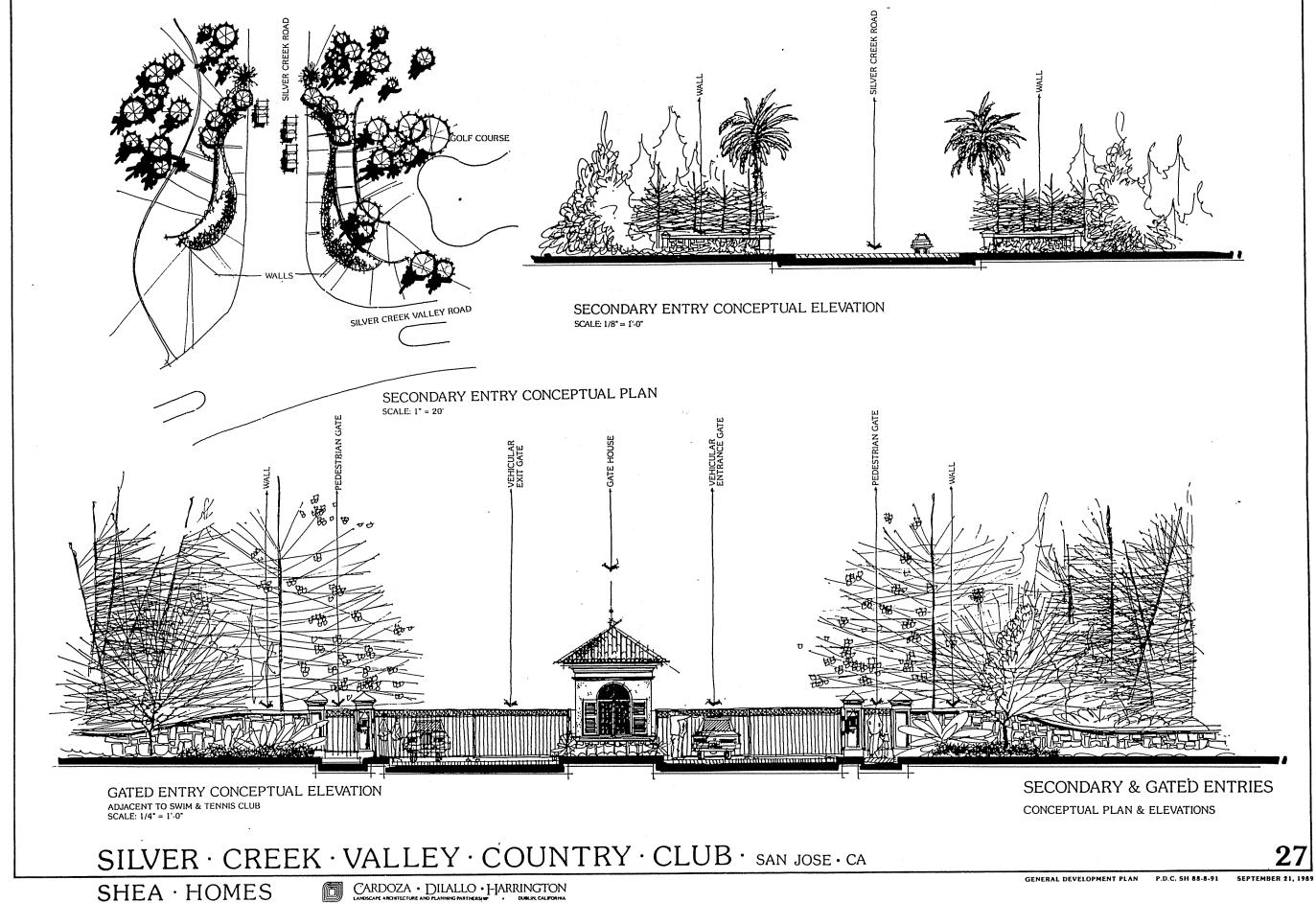
PLAN

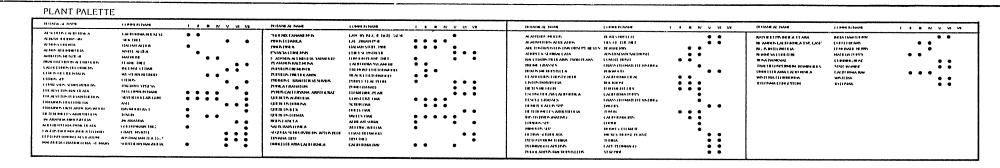
MAIN ENTRY

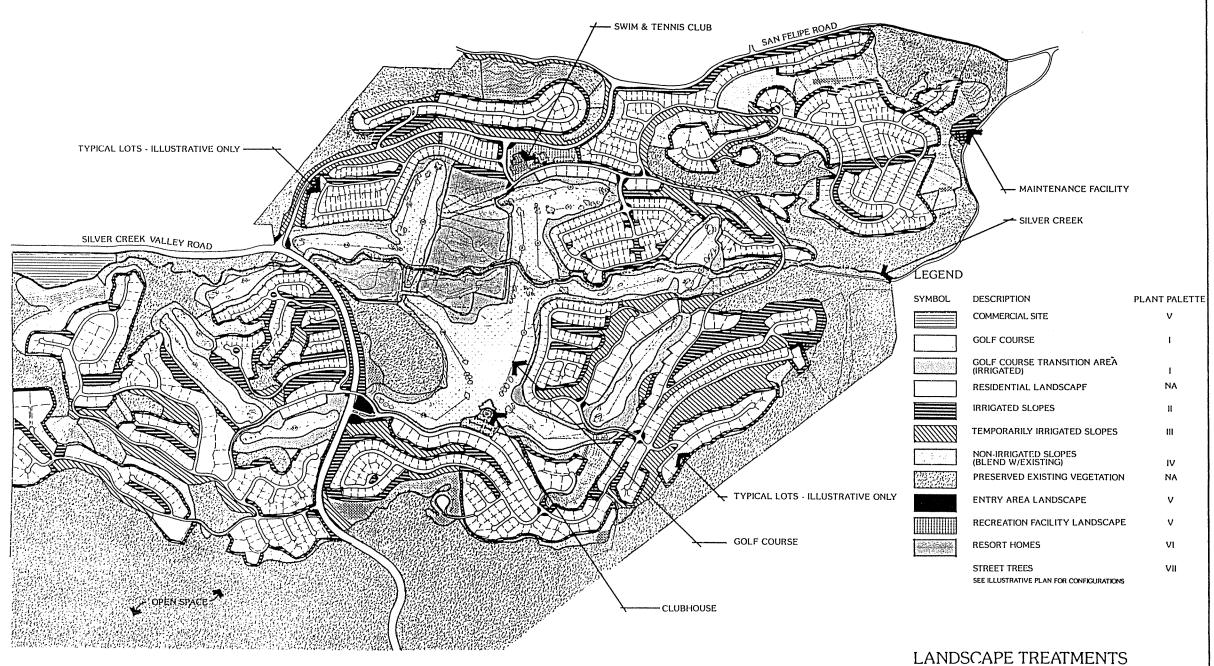
CONCEPTUAL GUARDHOUSE



26

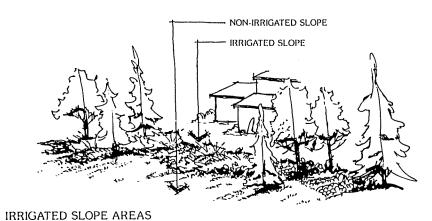




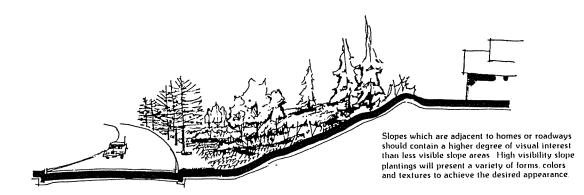


GENERAL DEVELOPMENT PLAN P.D.C SH 88-8-91

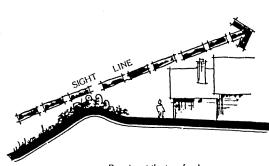
CONCEPTUAL DESIGNATION PLAN



Varying the width of the irrigated area creates a visually pleasing landscape character and blends more effectively with the non-irrigated



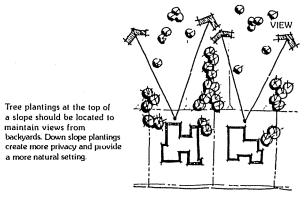
HIGH VISIBILITY SLOPES



Berming at the top of a slope in view of sensitive areas.

VIEW CONSIDERATIONS

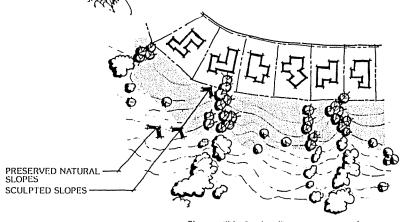
maintain views from



Slope area trees will be selected and located to screen views from below without totally blocking views from

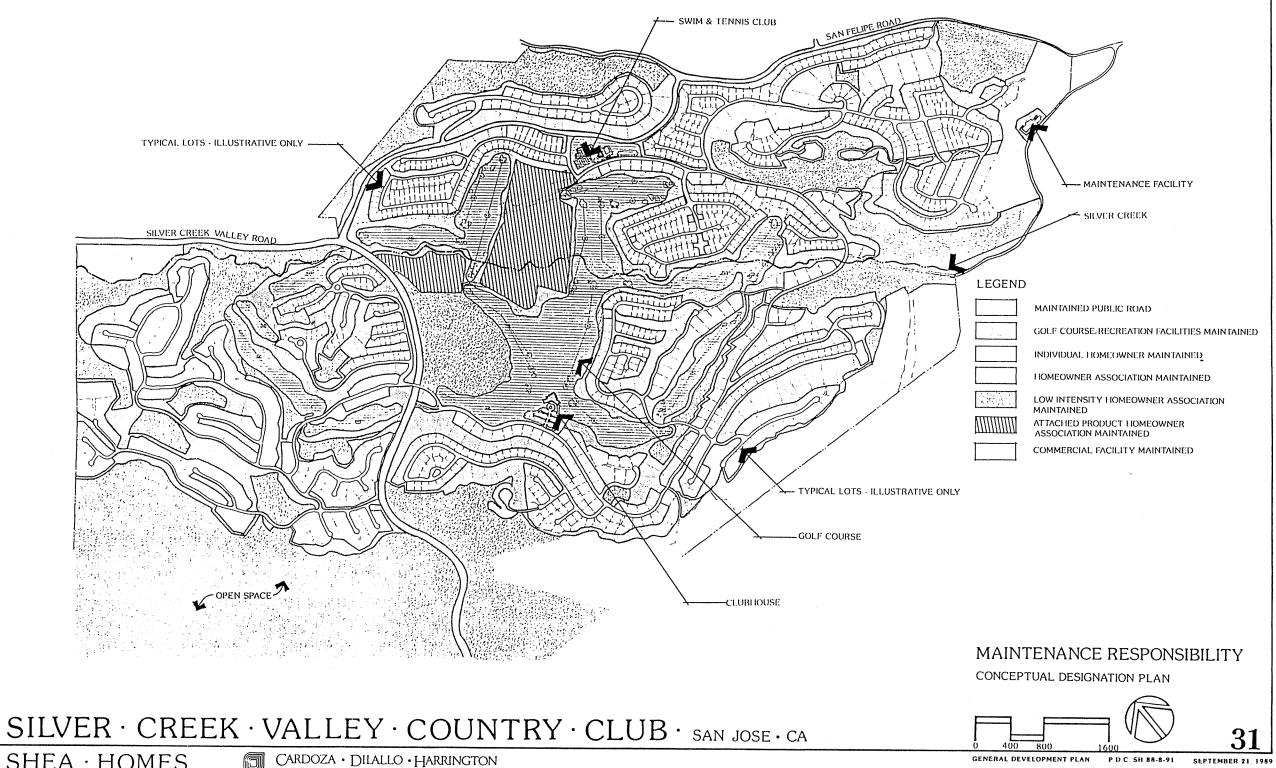
Plantings will respond to and take advantage of drainage patterns created on the sculpted slopes. Richer plantings will occur in swale

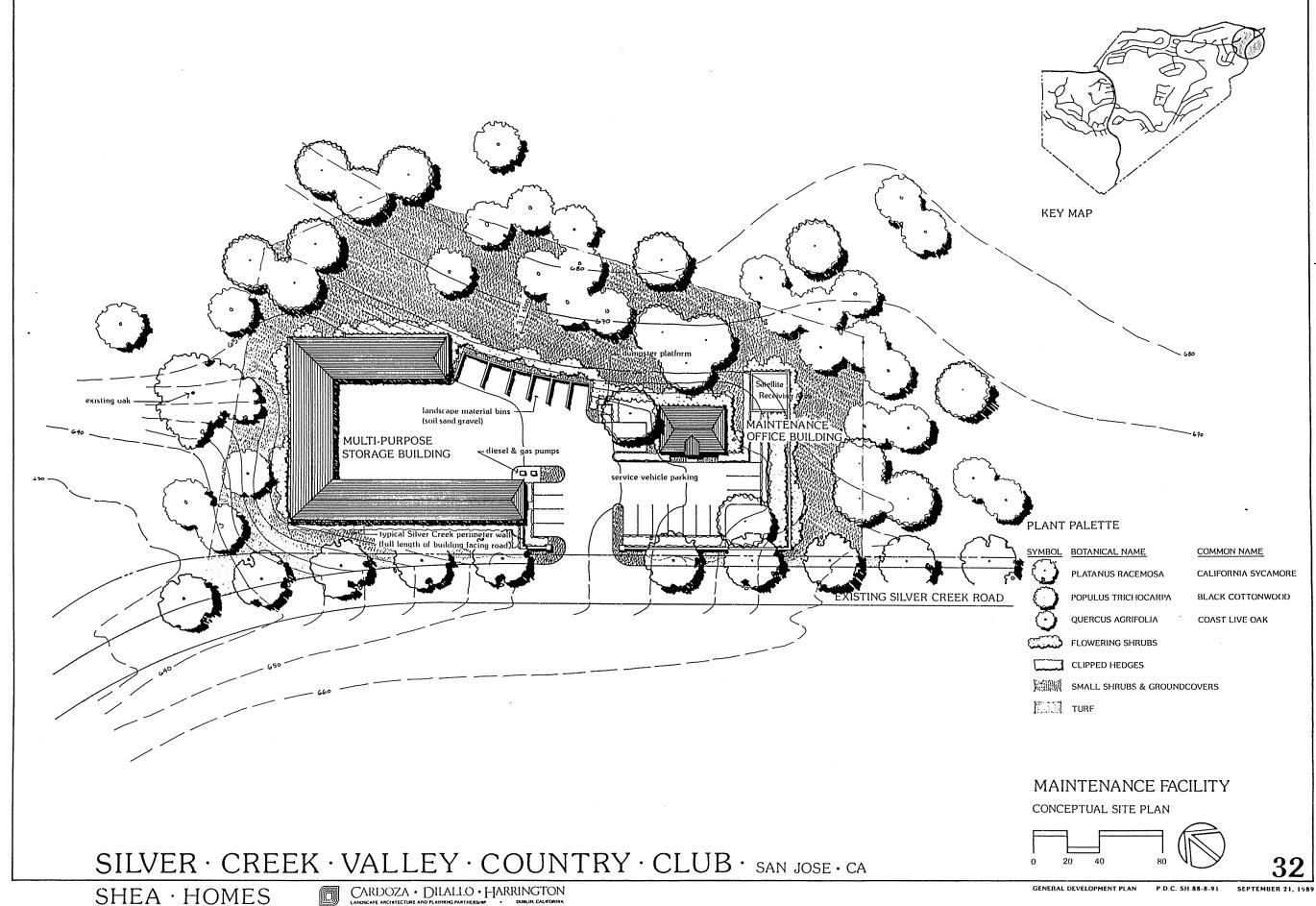
BLENDING WITH THE "NATURAL" LANDSCAPE

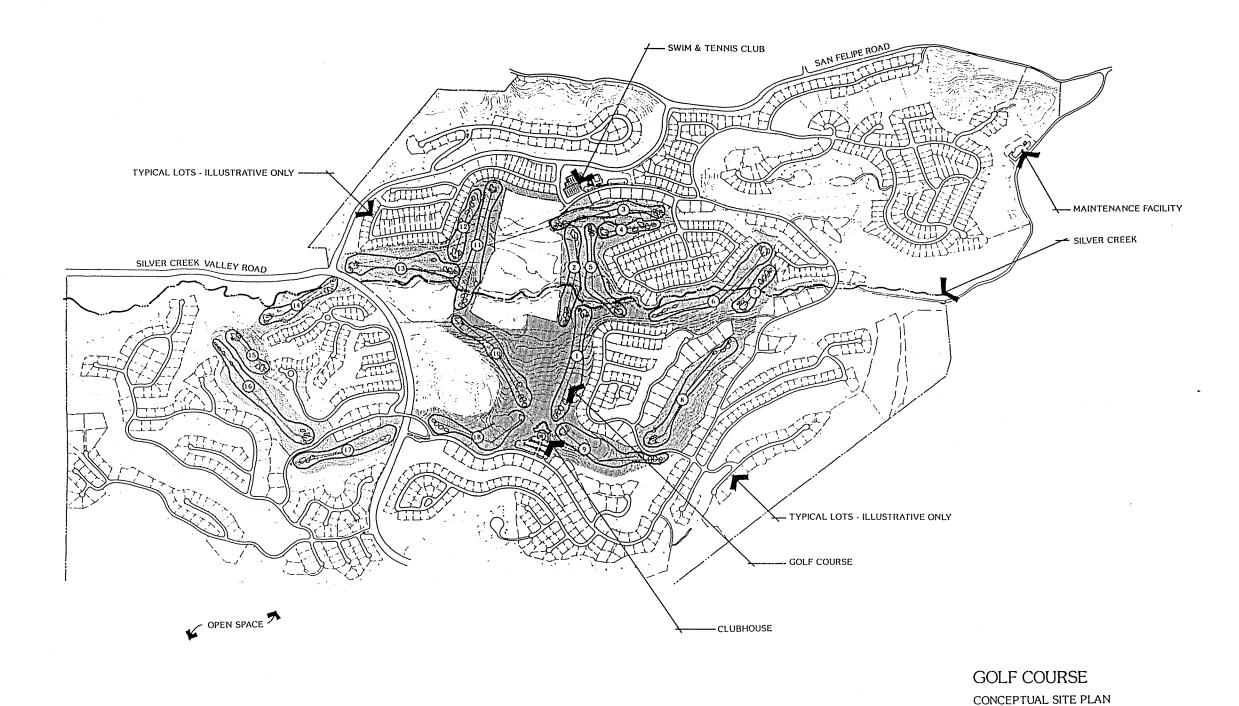


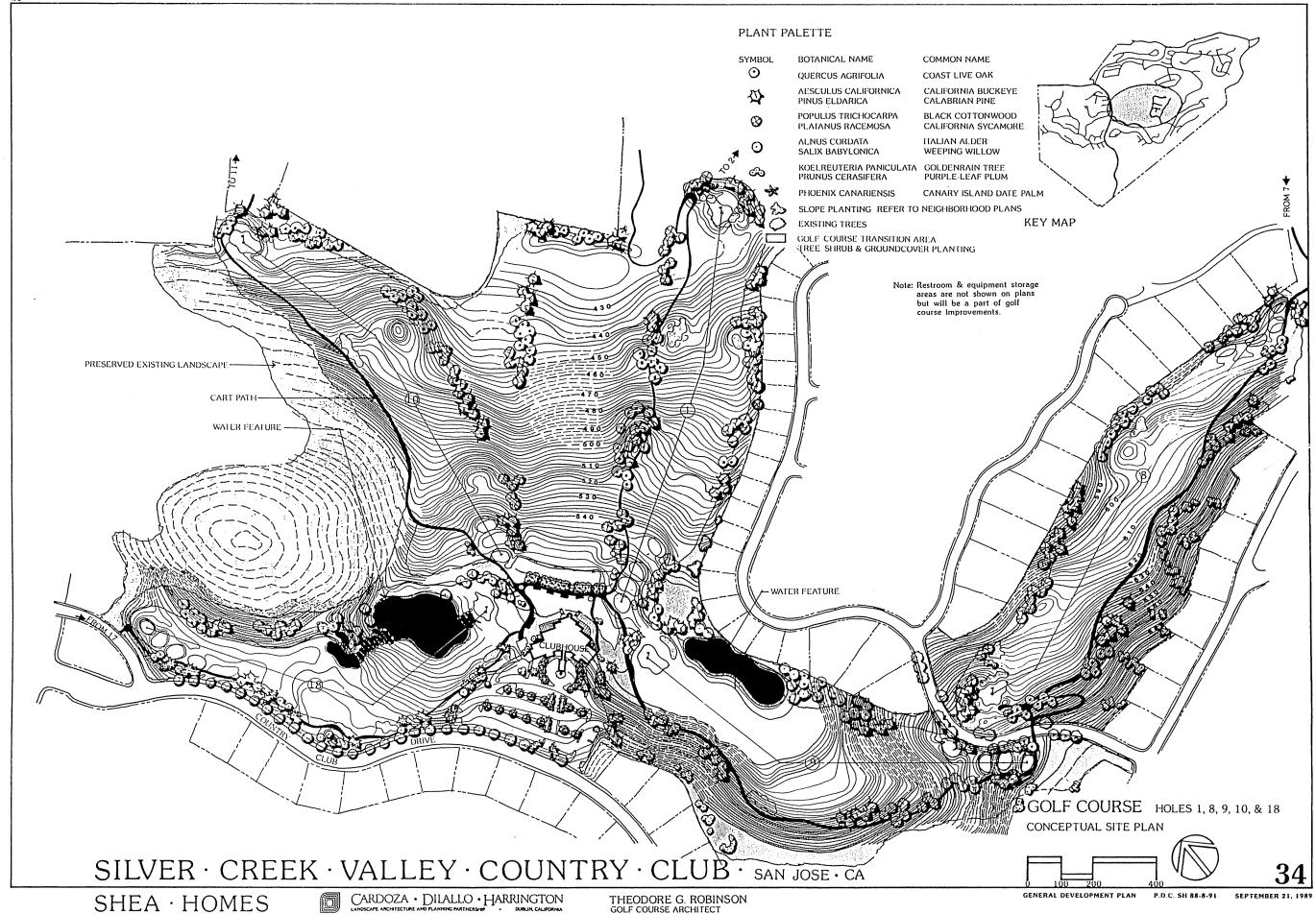
Slopes will be "sculpted" to create a natural character rather than an engineered, man-made look. Where preserved drainage and planting patterns meet graded slope areas, the grade and planting pattern should be reinforced.

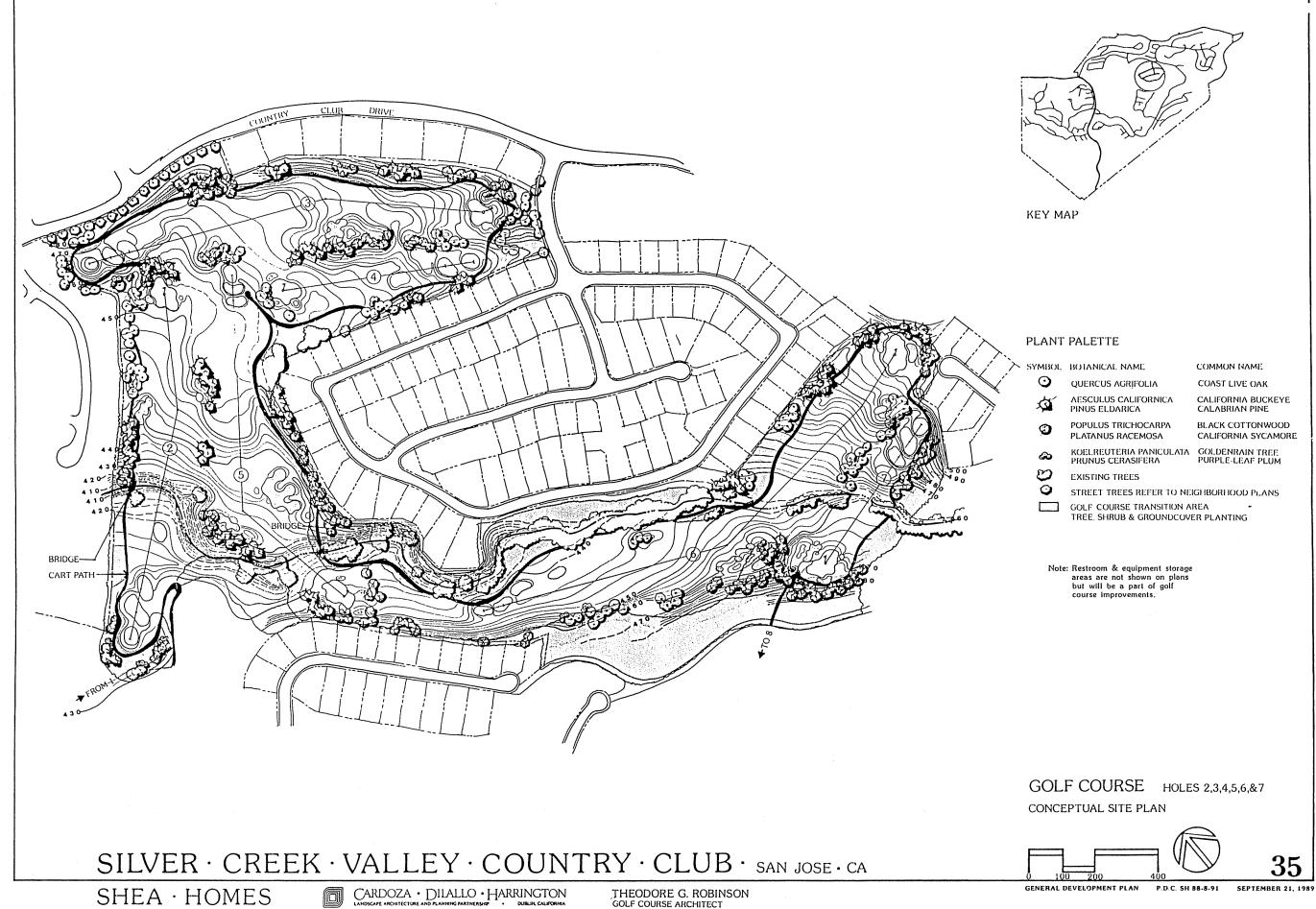
> SLOPE AREA PLANTING & GRADING CONCEPTUAL SKETCHES

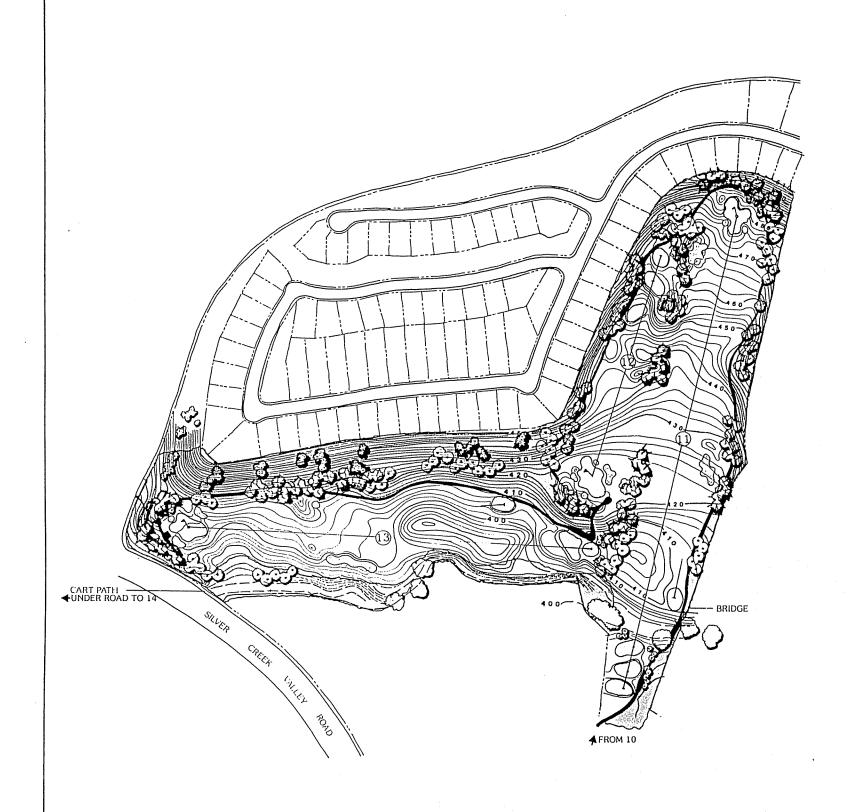


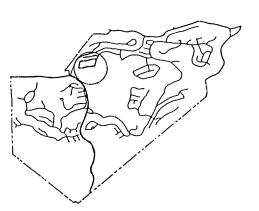












KEY MAP

PLANT PALETTE

SYMBOL BOTANICAL NAME COMMON NAME QUERCUS AGRIFOLIA COAST LIVE OAK **AESCULUS CALIFORNICA** CALIFORNIA BUCKEYE PINUS ELDARICA CALABRIAN PINE POPULUS TRICHOCARPA PLATANUS RACEMOSA BLACK COTTONWOOD CALIFORNIA SYCAMORE

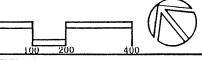
ALNUS CORDATA ITALIAN ALDER WEEPING WILLOW SALIX BABYLONICA

KOELREUTERIA PANICULATA GOLDENRAIN TREE PRUNUS CERASIFERA PURPLE-LEAF PLUM SLOPE PLANTING REFER TO NEIGHBORHOOD PLANS

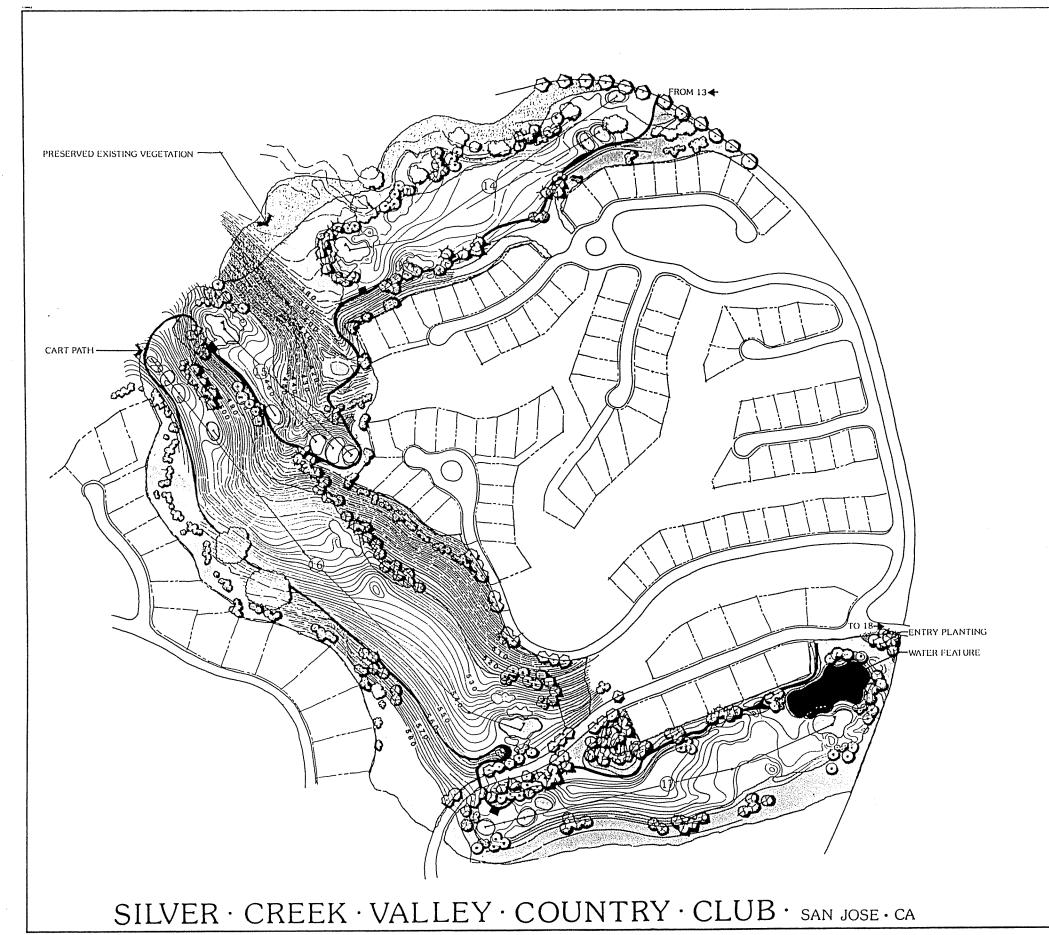
EXISTING TREES GOLF COURSE TRANSITION AREA TREE. SHRUB & GROUNDCOVER PLANTING

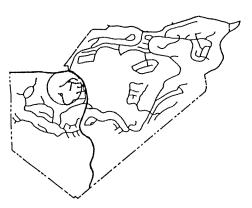
Note: Restroom & equipment storage areas are not shown on plans but will be a part of golf course Improvements.

GOLF COURSE HOLES 11,12,&13 CONCEPTUAL SITE PLAN



36





KEY MAP

PLANT PALETTE

SYMBOL BOTANICAL NAME

COMMON NAME

QUERCUS AGRIFOLIA

COAST LIVE OAK

AESCULUS CALIFORNICA PINUS ELDARICA

CALIFORNIA BUCKEYE CALABRIAN PINE

POPULUS TRICHOCARPA PLATANUS RACEMOSA

BLACK COTTONWOOD CALIFORNIA SYCAMORE

ALNUS CORDATA

ITALIAN ALDER WEEPING WILLOW

KOELREUTERIA PANICULATA GOLDENRAIN TREE PURPLE-LEAF PLUM

PRUNUS CERASIFERA SLOPE PLANTING REFER TO NEIGHBORHOOD PLANS

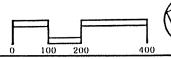
EXISTING TREES

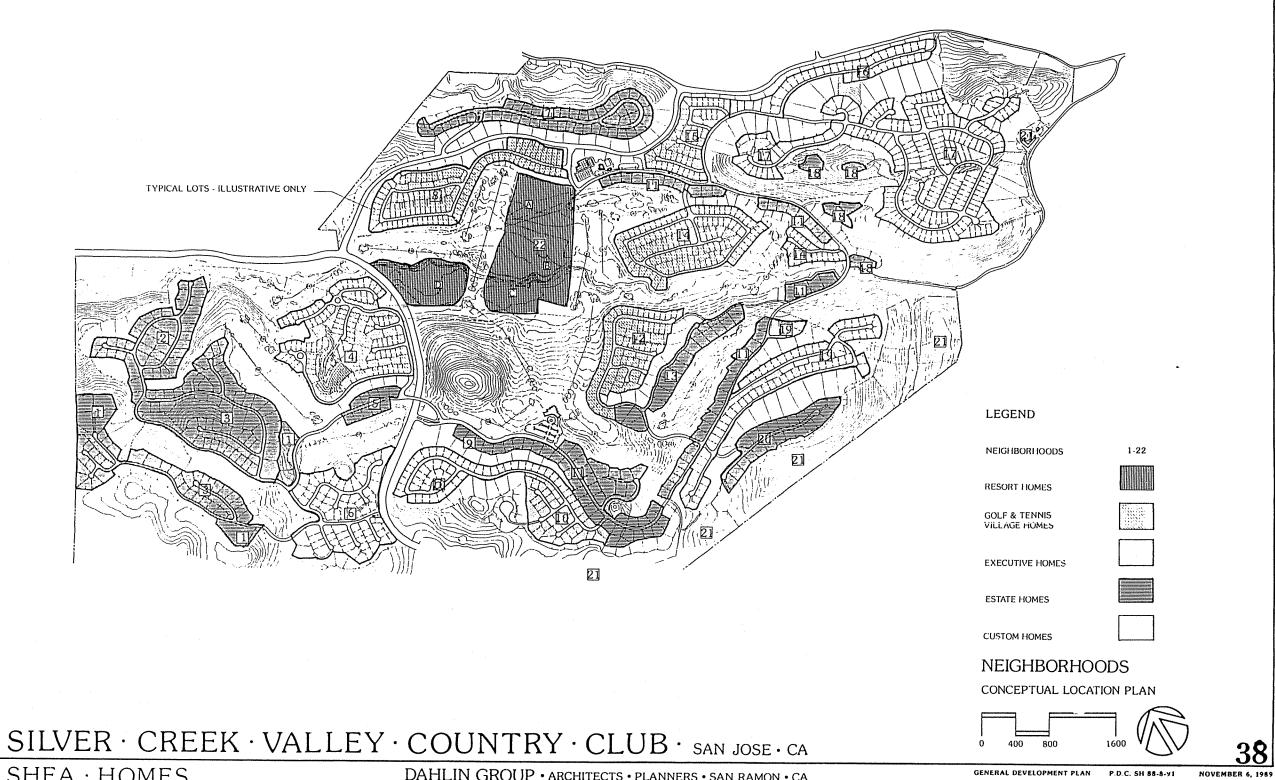
STREET TREES REFER TO NEIGHBORHOOD PLANS

GOLF COURSE TRANSITION AREA TREE. SHRUB & GROUNDCOVER PLANTING

Note: Restroom & equipment storage areas are not shown on plans but will be a part of golf course improvements.

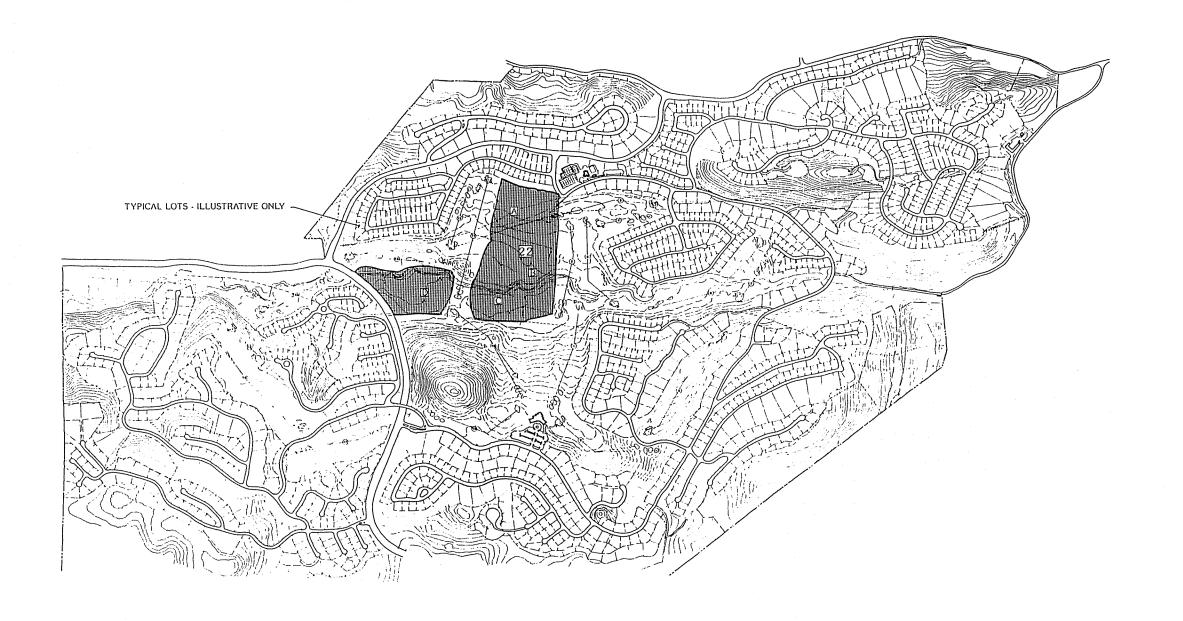
GOLF COURSE HOLES 14,15,16 & 17 CONCEPTUAL SITE PLAN



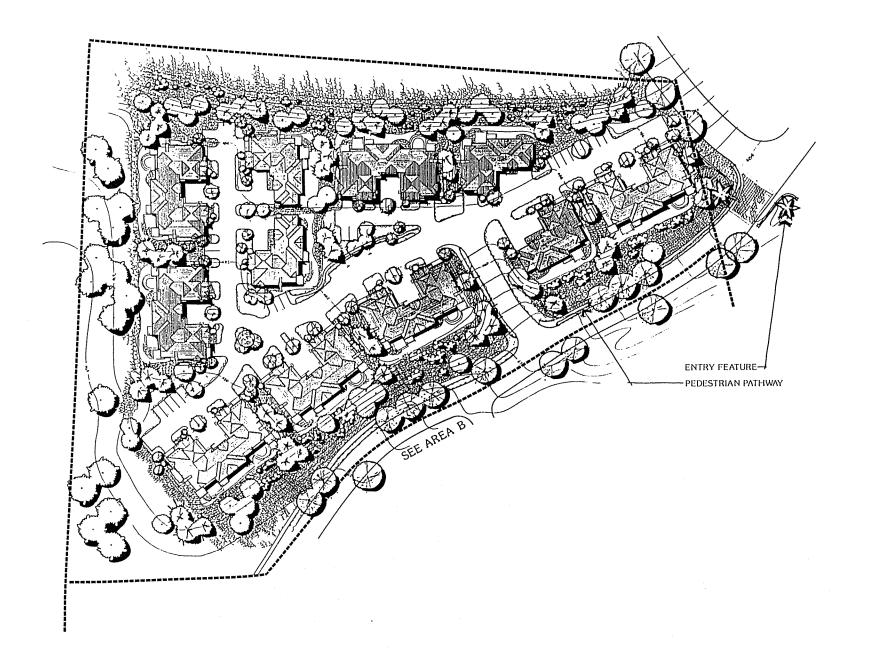


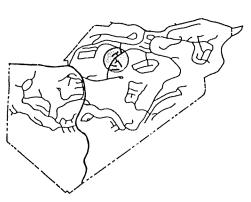
SHEA · HOMES

DAHLIN GROUP • ARCHITECTS • PLANNERS • SAN RAMON • CA



RESORT HOMES NEIGHBORHOOD 22 CONCEPTUAL LOCATION PLAN





KEY MAP

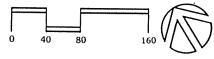
PLANT PALETTE

SYMBOL BOTANICAL NAME COMMON NAME JACARANDA MIMOSIFOLIA LAGERSTROEMIA INDICA INCENSE CEDAR CALOCEDRUS DECURRENS SEQUOIA SEMPERVIRENS COAST REDWOOD POPULUS FREMONTII FRAXINUS HOLOTRICHA PRUNUS CERASIFERA CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS BRACHYCHITON ACERIFOLIUS FLAME TREE QUERCUS ILEX HOLLY OAK REFER TO GOLF COURSE PLANS

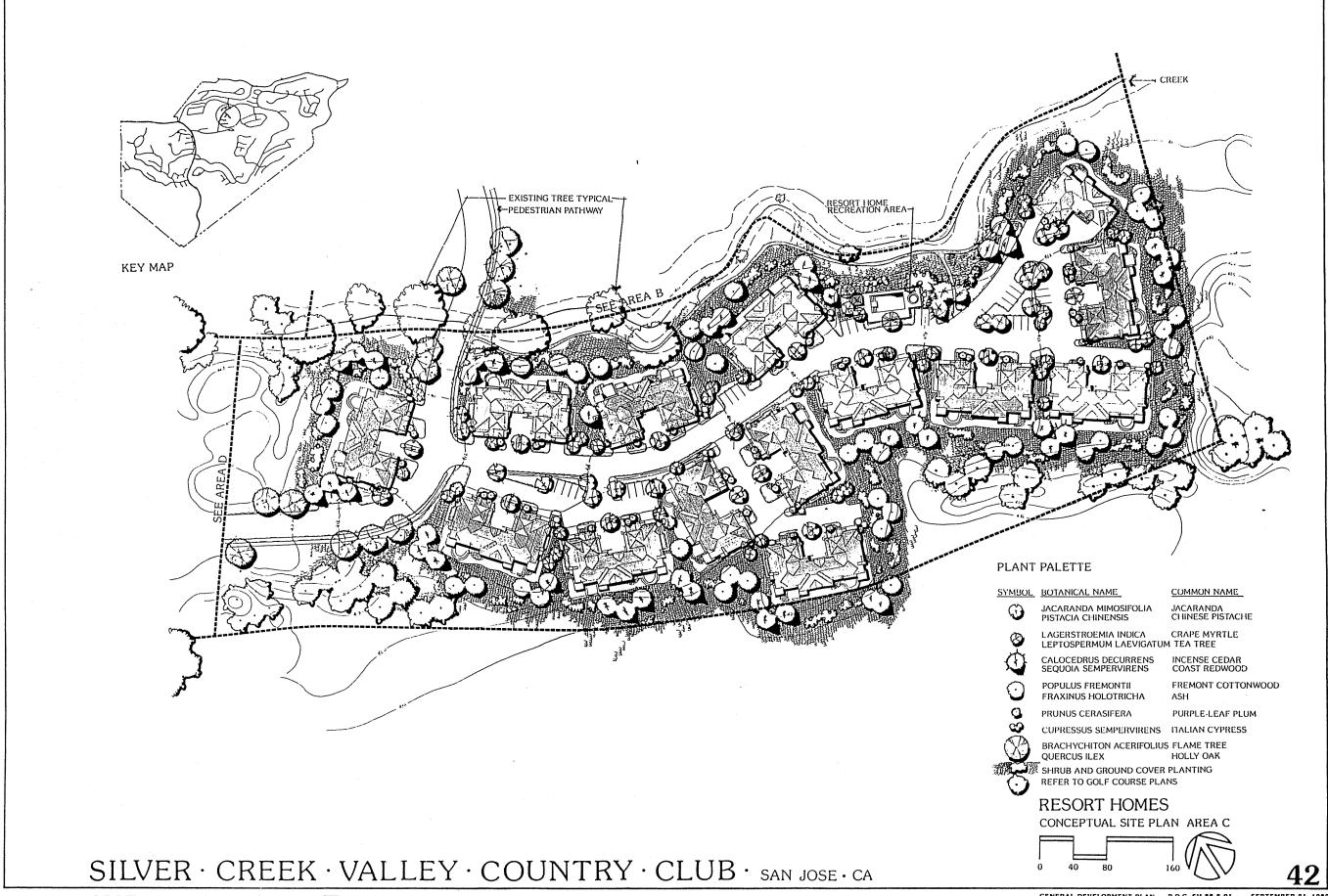
SHRUB AND GROUND COVER PLANTING

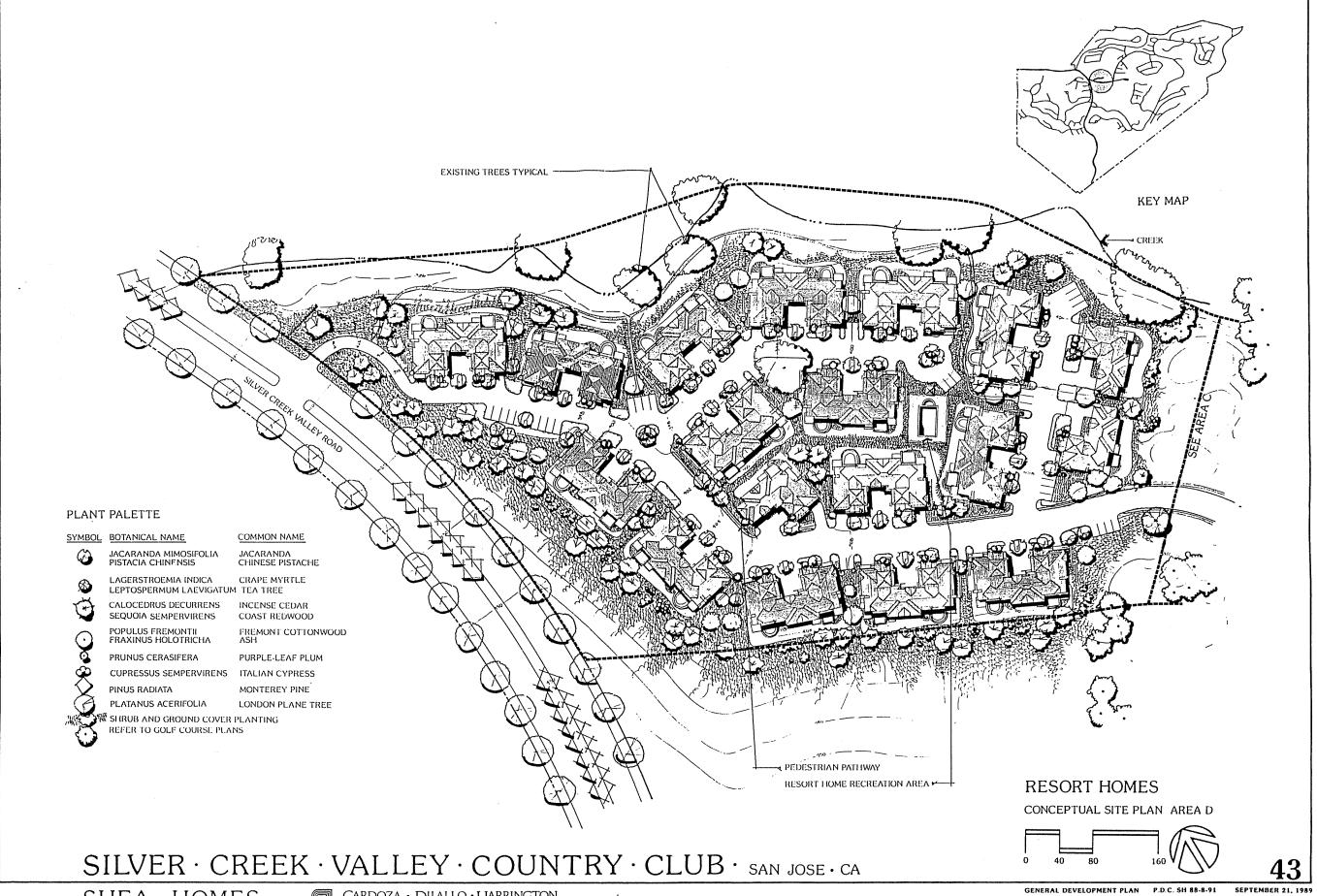
RESORT HOMES

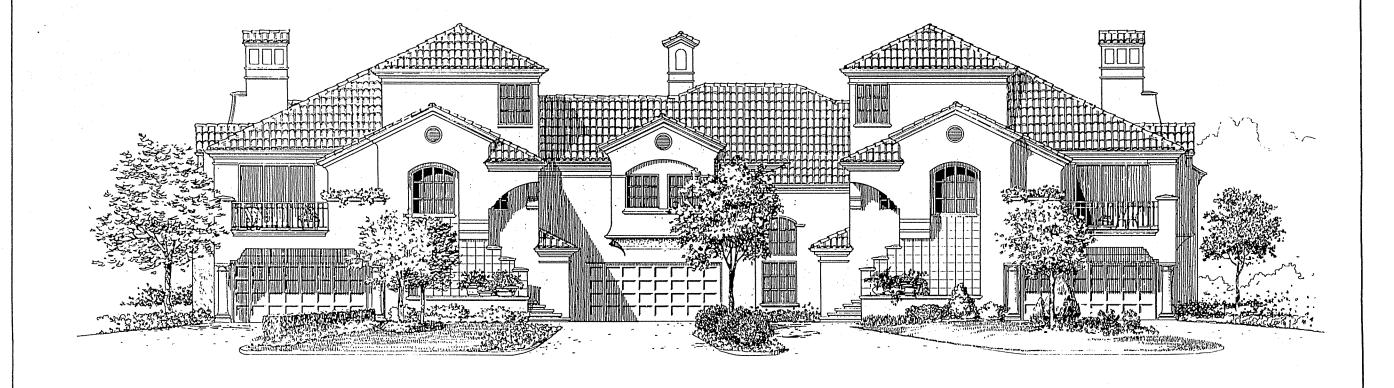
CONCEPTUAL SITE PLAN AREA A





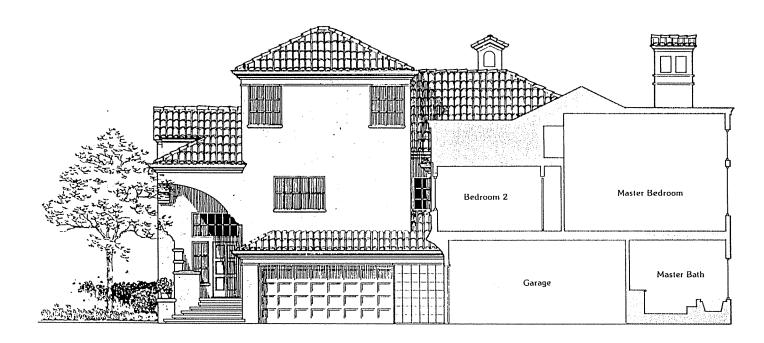






RESORT HOMES

CONCEPTUAL STREET ELEVATION



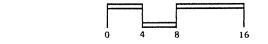
SECTION/ELEVATION

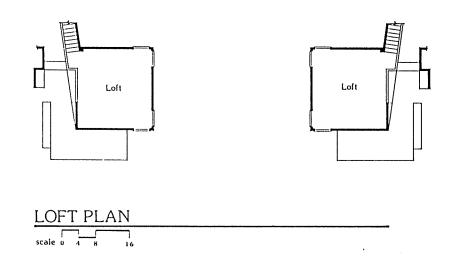


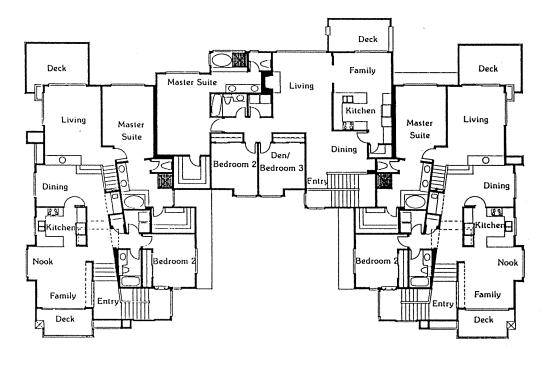
REAR ELEVATION

RESORT HOMES

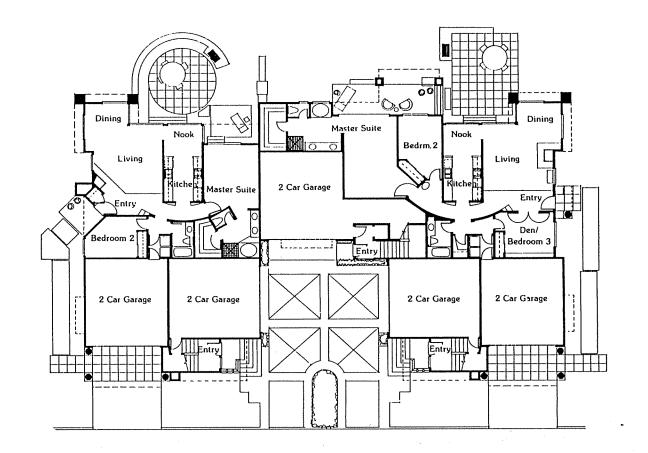
CONCEPTUAL ELEVATIONS





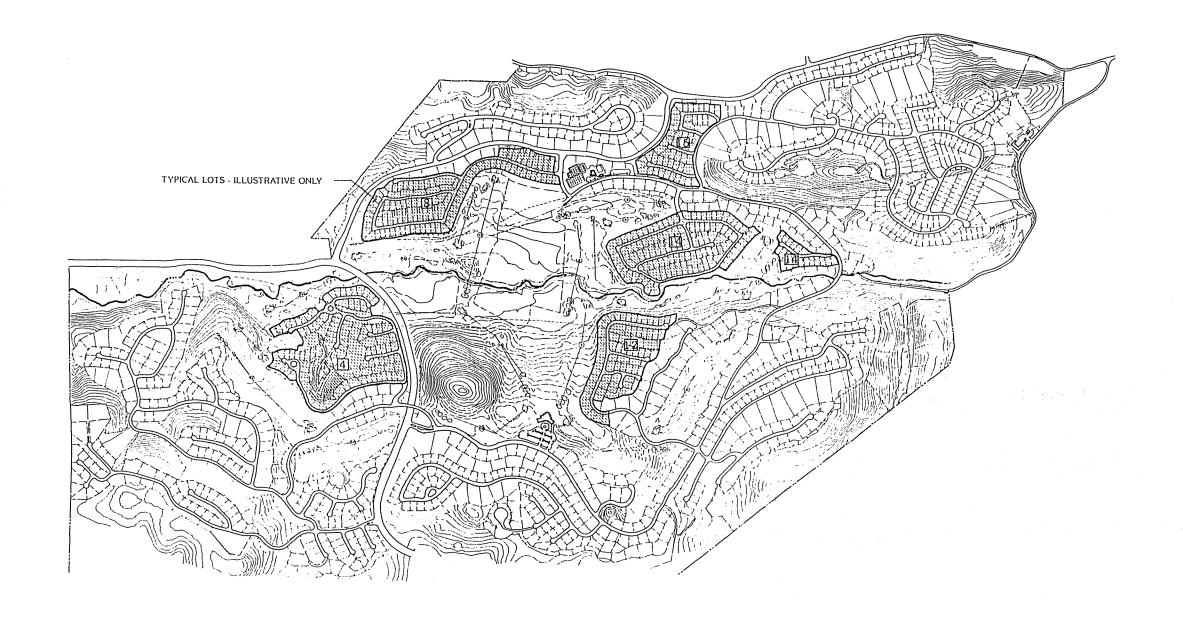






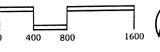
FIRST FLOOR PLAN

RESORT HOMES CONCEPTUAL FLOOR PLANS



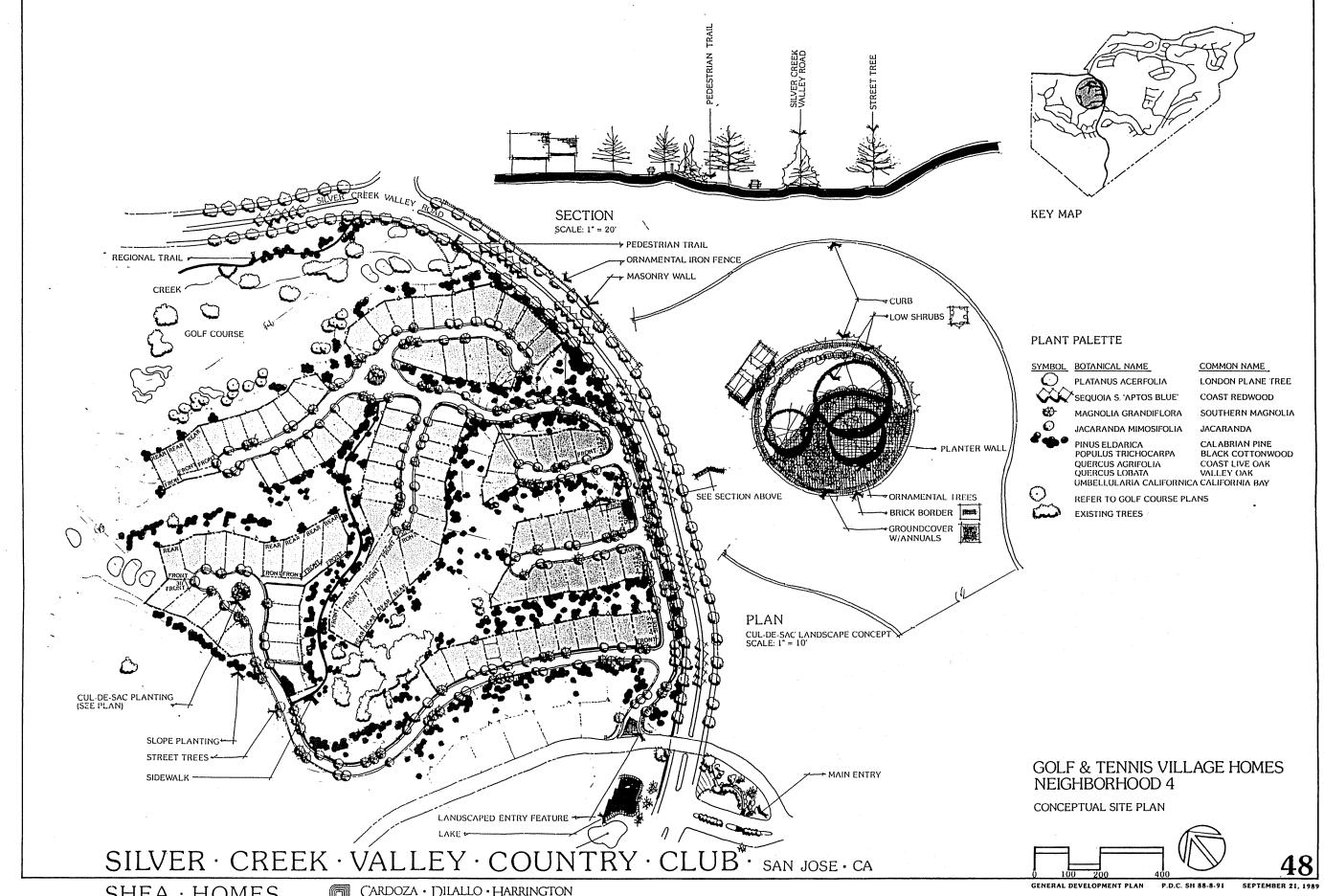
GOLF & TENNIS VILLAGE HOMES

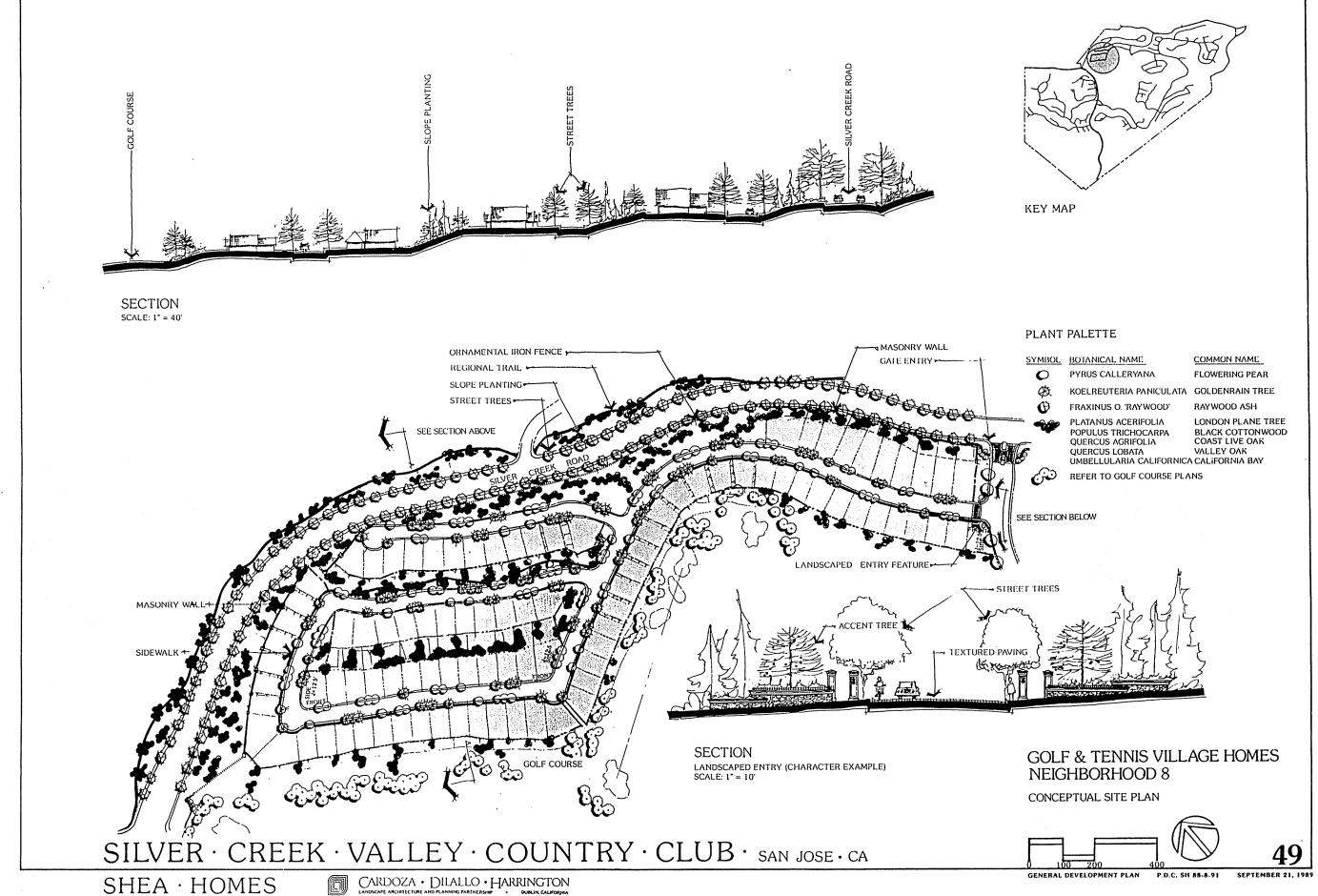
CONCEPTUAL NEIGHBORHOOD LOCATION PLAN

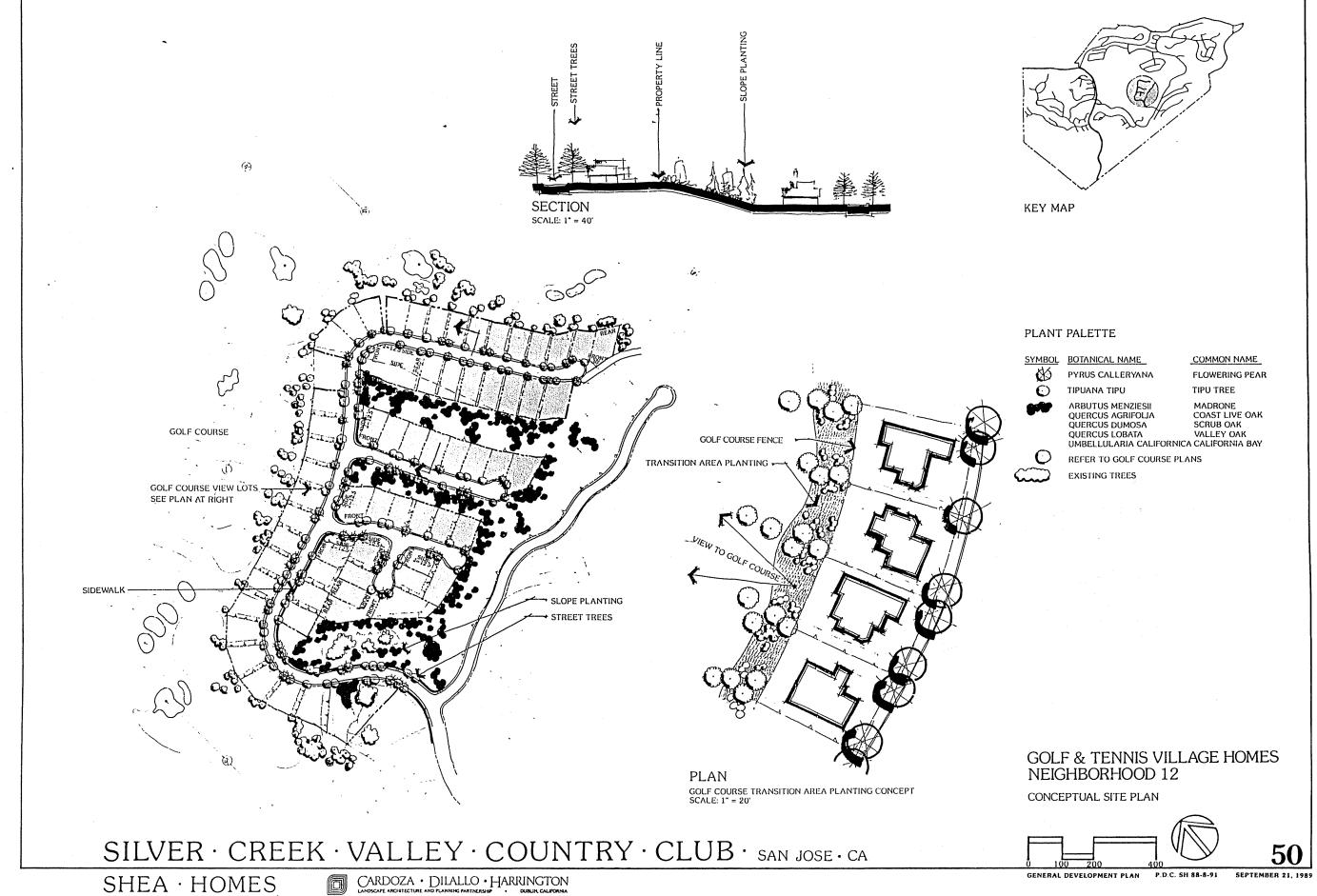


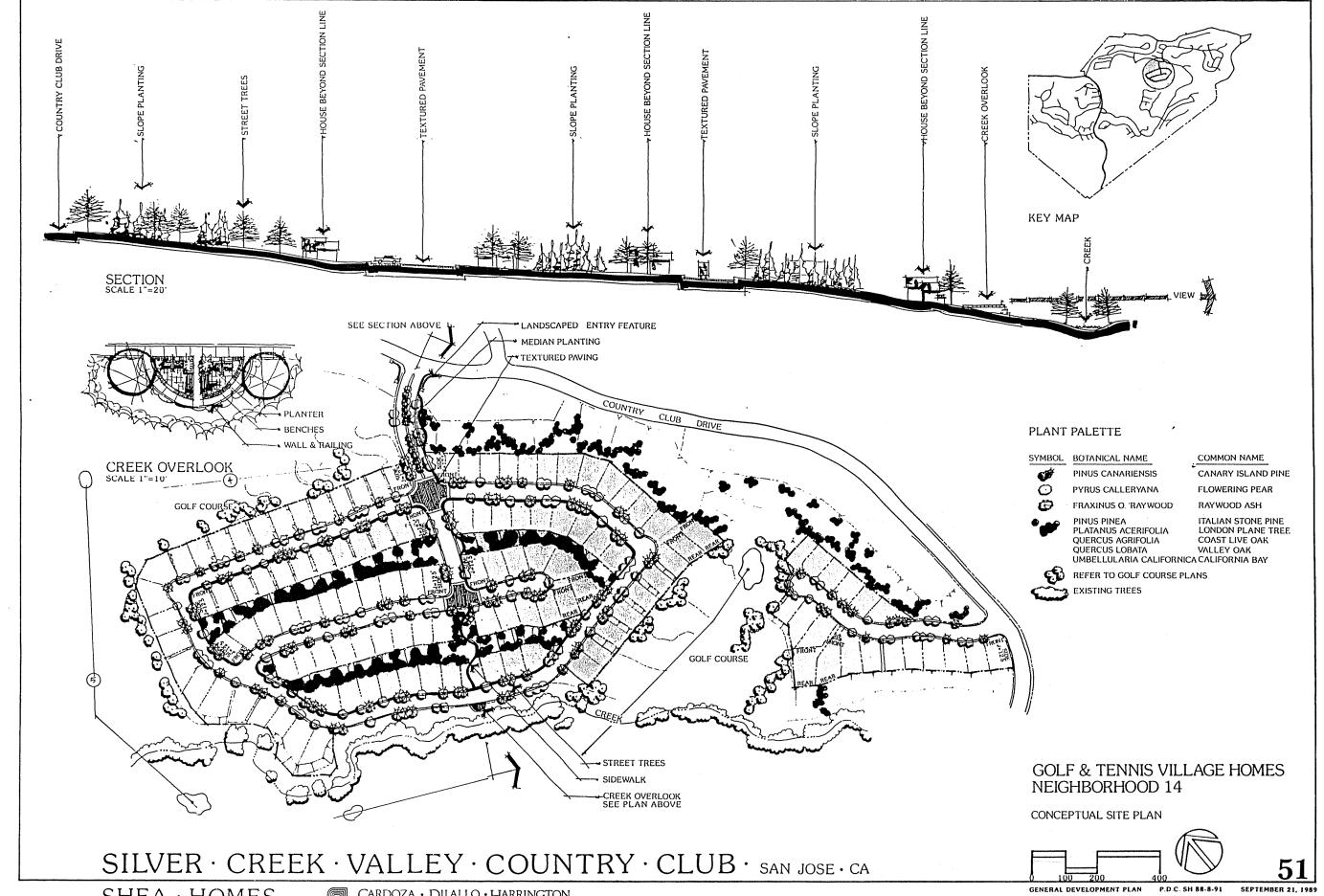


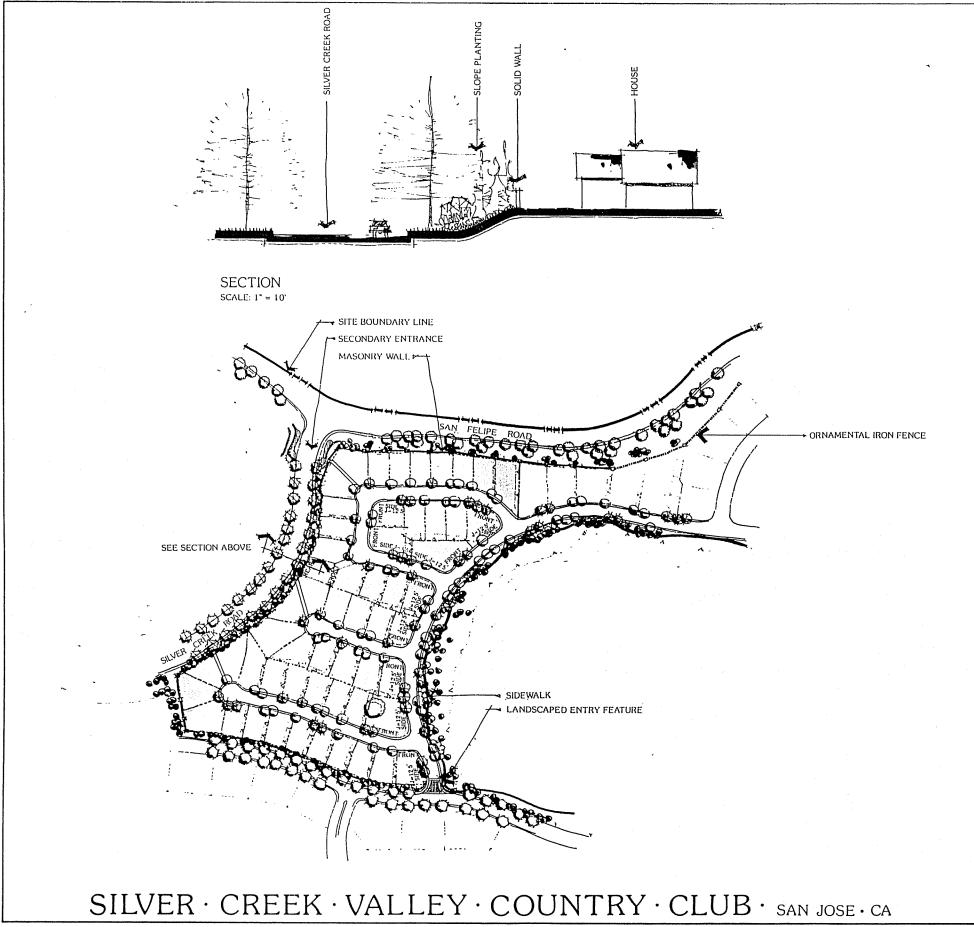
47

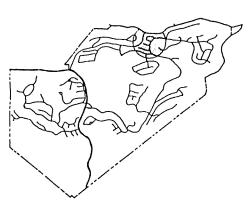












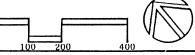
KEY MAP

PLANT PALETTE

SYMBOL
FRAXINUS O 'RAYWOOD'
PLATANUS ACERIFOLIA
PISTACIA CHINENSIS
CHINESE PISTACHE
BRACHYCHITON ACERIFOLIUS FLAME TREE
JACARANDA MIMOSIFOLIA
POPULUS FREMONTII
QUERCUS AGRIFOLIA
QUERCUS LOBATA
UMBELLULARIÀ CALIFORNICA CALIFORNIA BAY

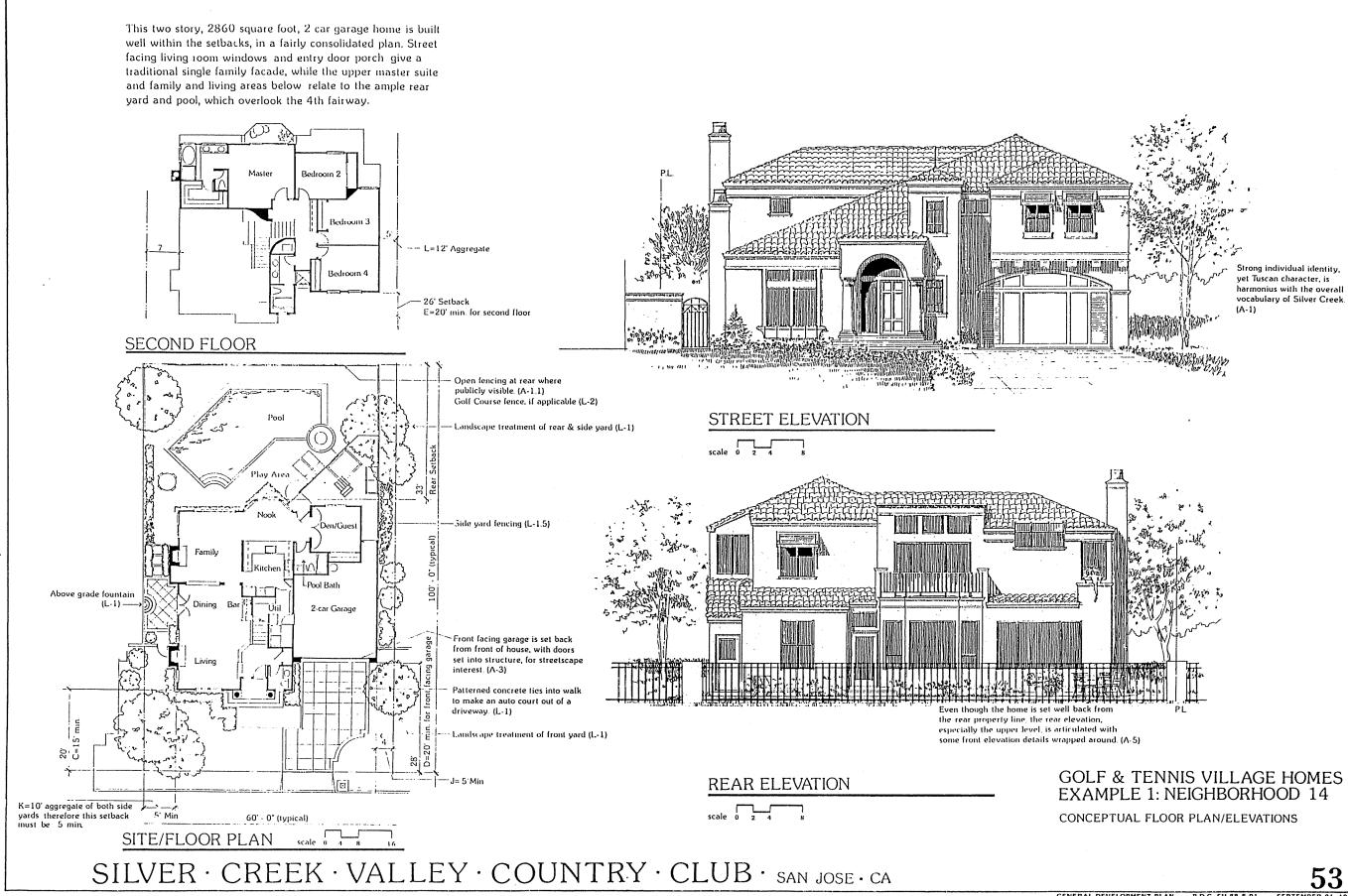
GOLF & TENNIS VILLAGE HOMES NEIGHBORHOOD 15

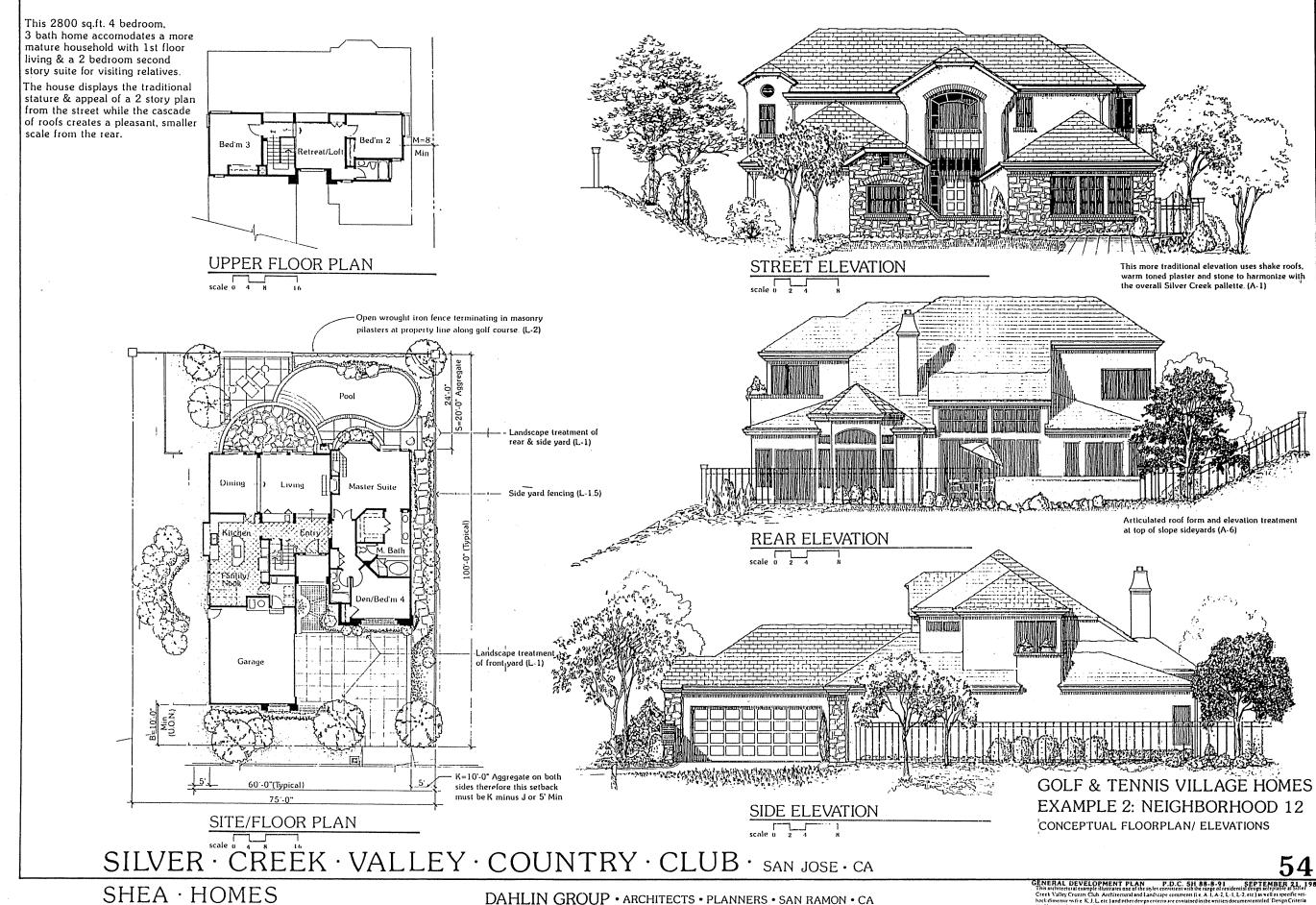
CONCEPTUAL SITE PLAN

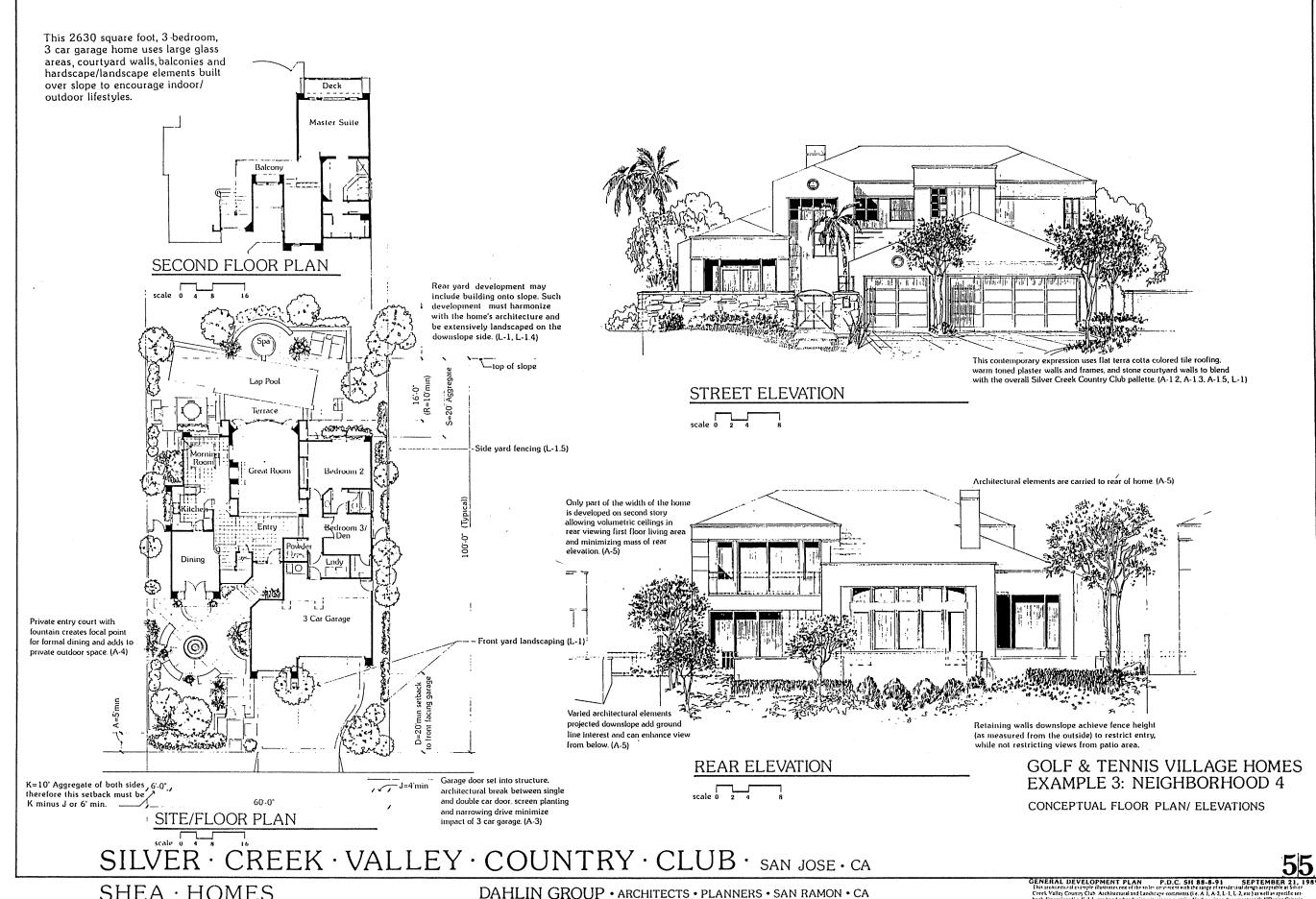


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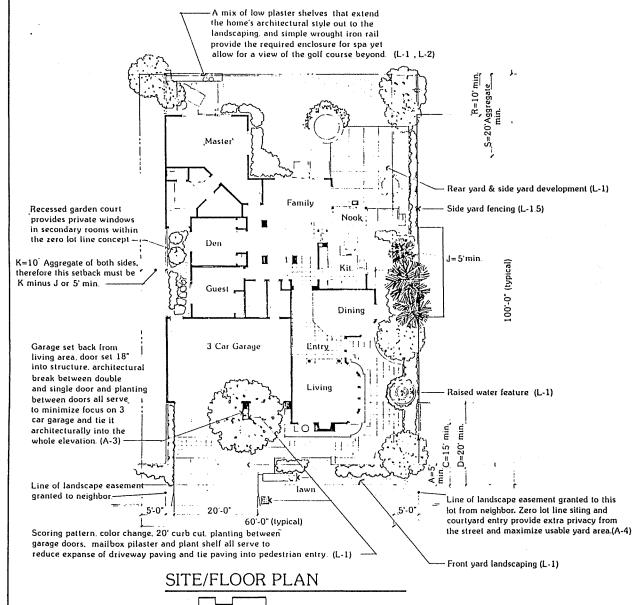
GENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91

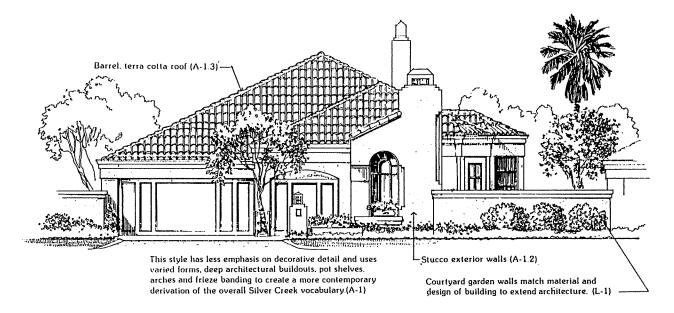






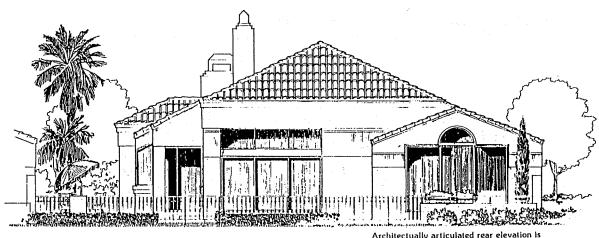
This one story, 2235 square foot, 3 car garage home illustrates how an interesting footprint and zero lot line siting concept can create gracious, private and useful outdoor living areas as well as a pleasant streetscape while maximizing lot coverage,





STREET ELEVATION

cale 0 2 4 8



Architectually articulated rear elevation is a critical design element where the home is seen from the golf course.

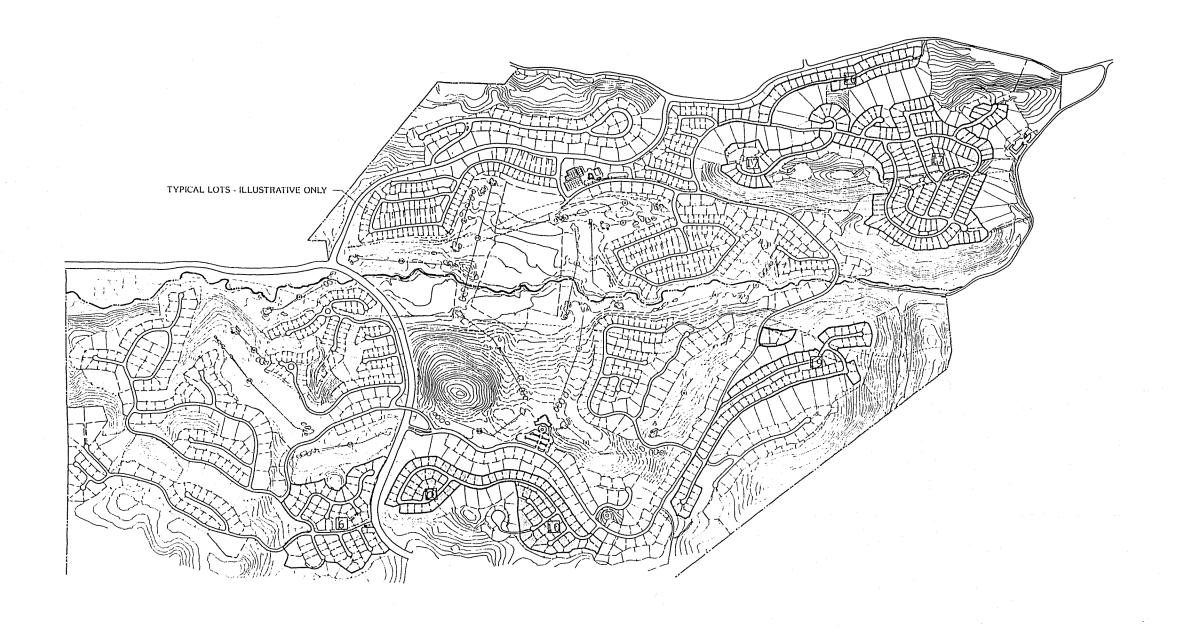
REAR ELEVATION

GOLF & TENNIS VILLAGE HOMES EXAMPLE 4: NEIGHBORHOOD 8

CONCEPTUAL FLOOR PLAN/ELEVATIONS

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<u>56</u>



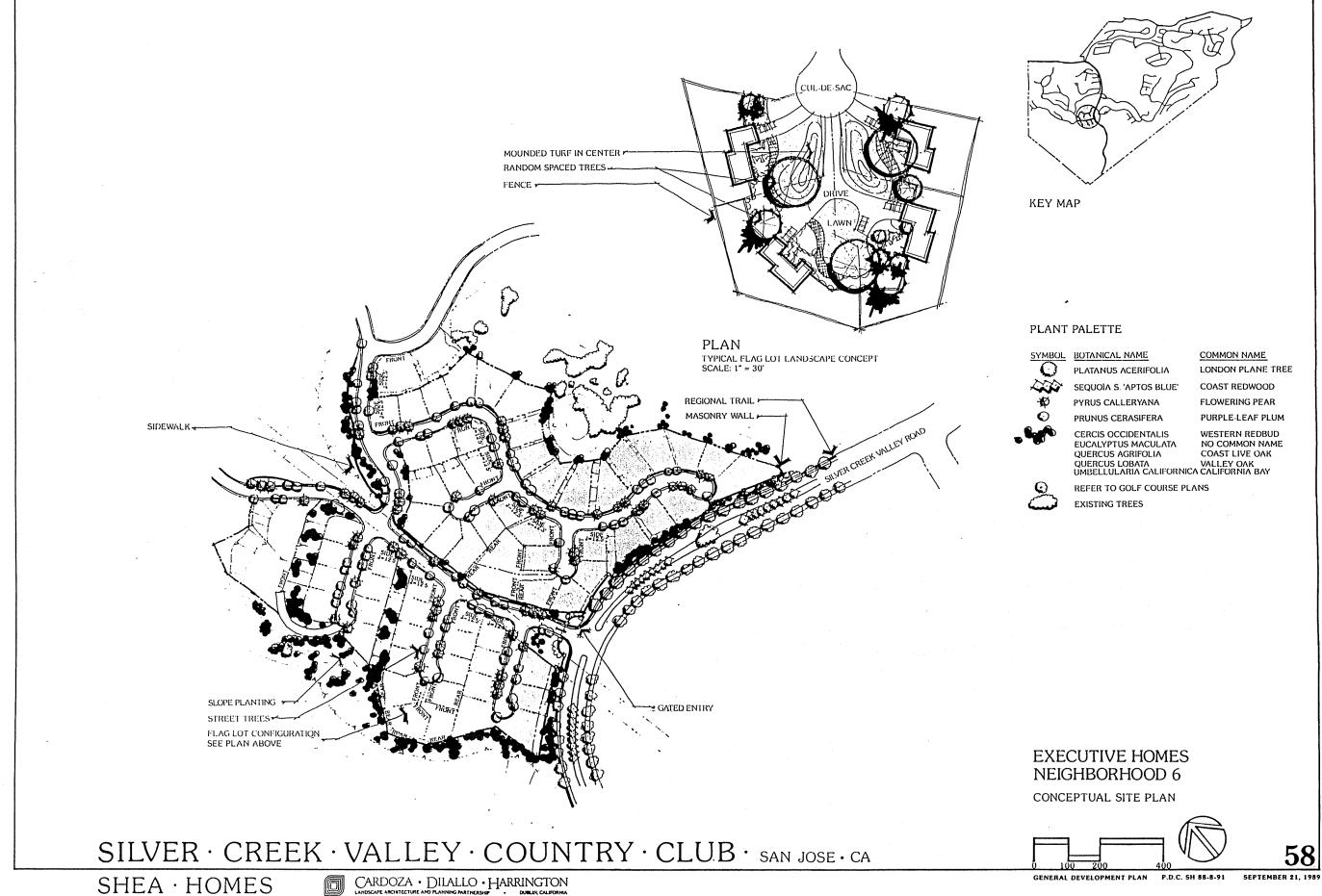
EXECUTIVE HOMES

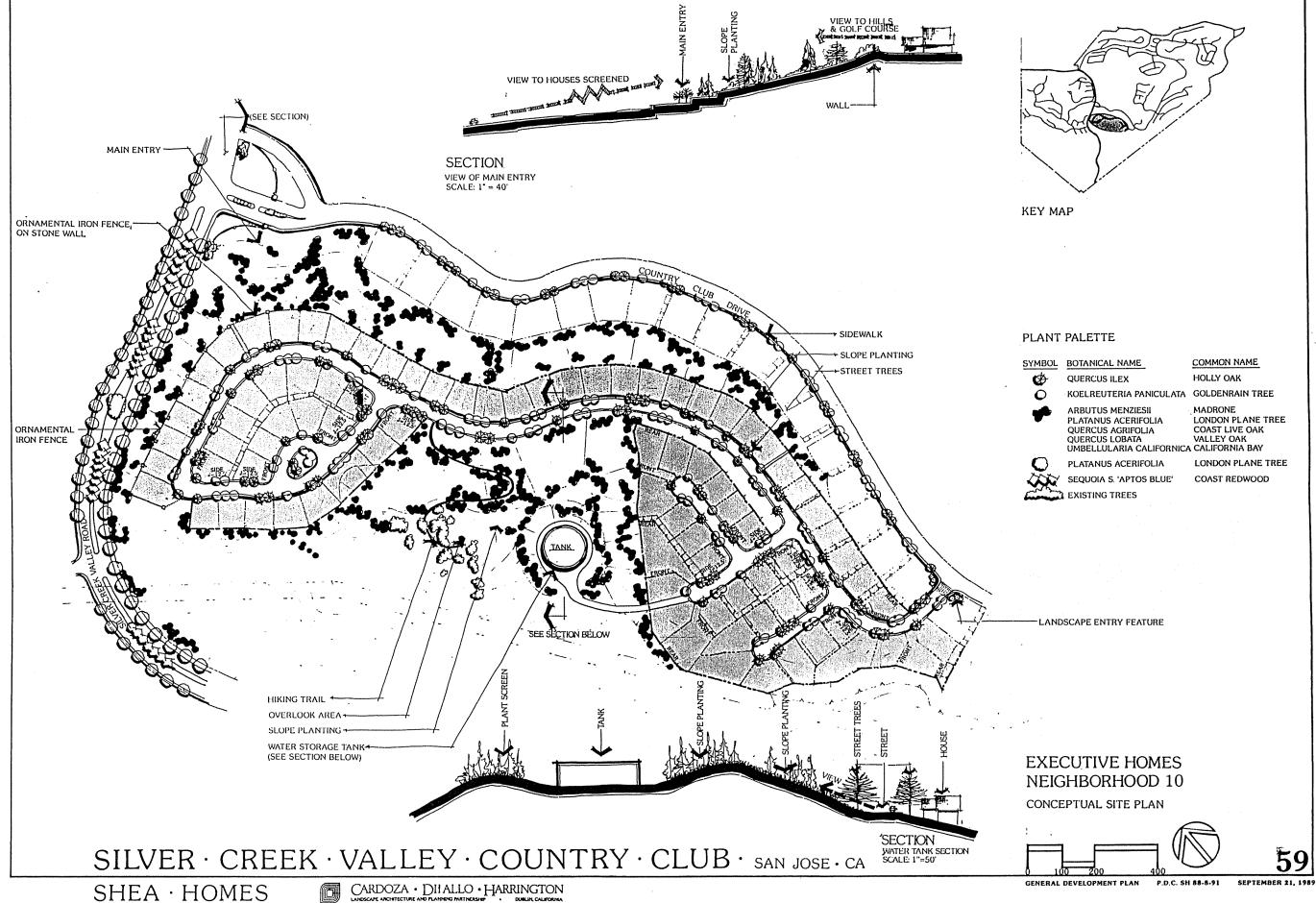
CONCEPTUAL NEIGHBORHOOD LOCATION PLAN

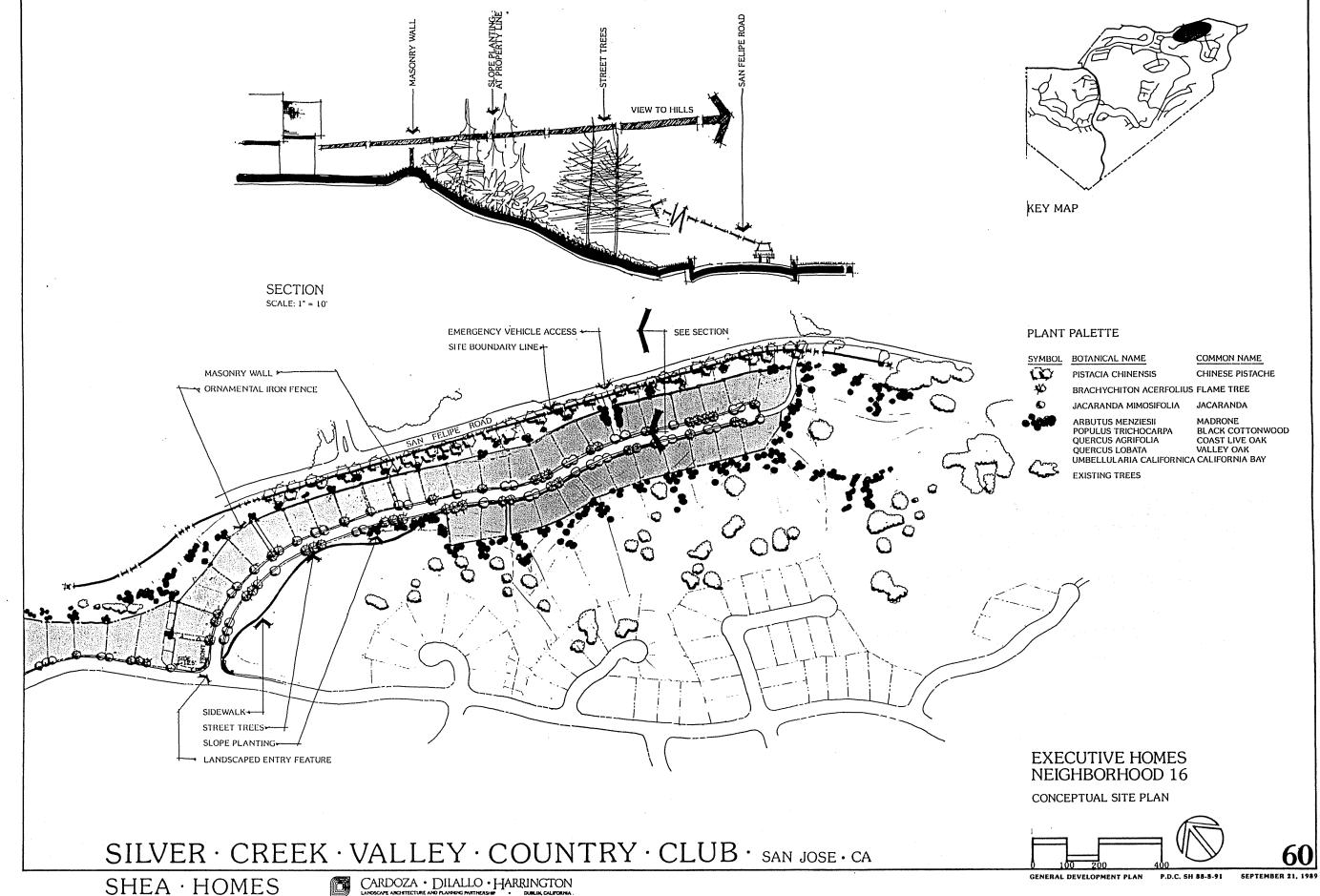


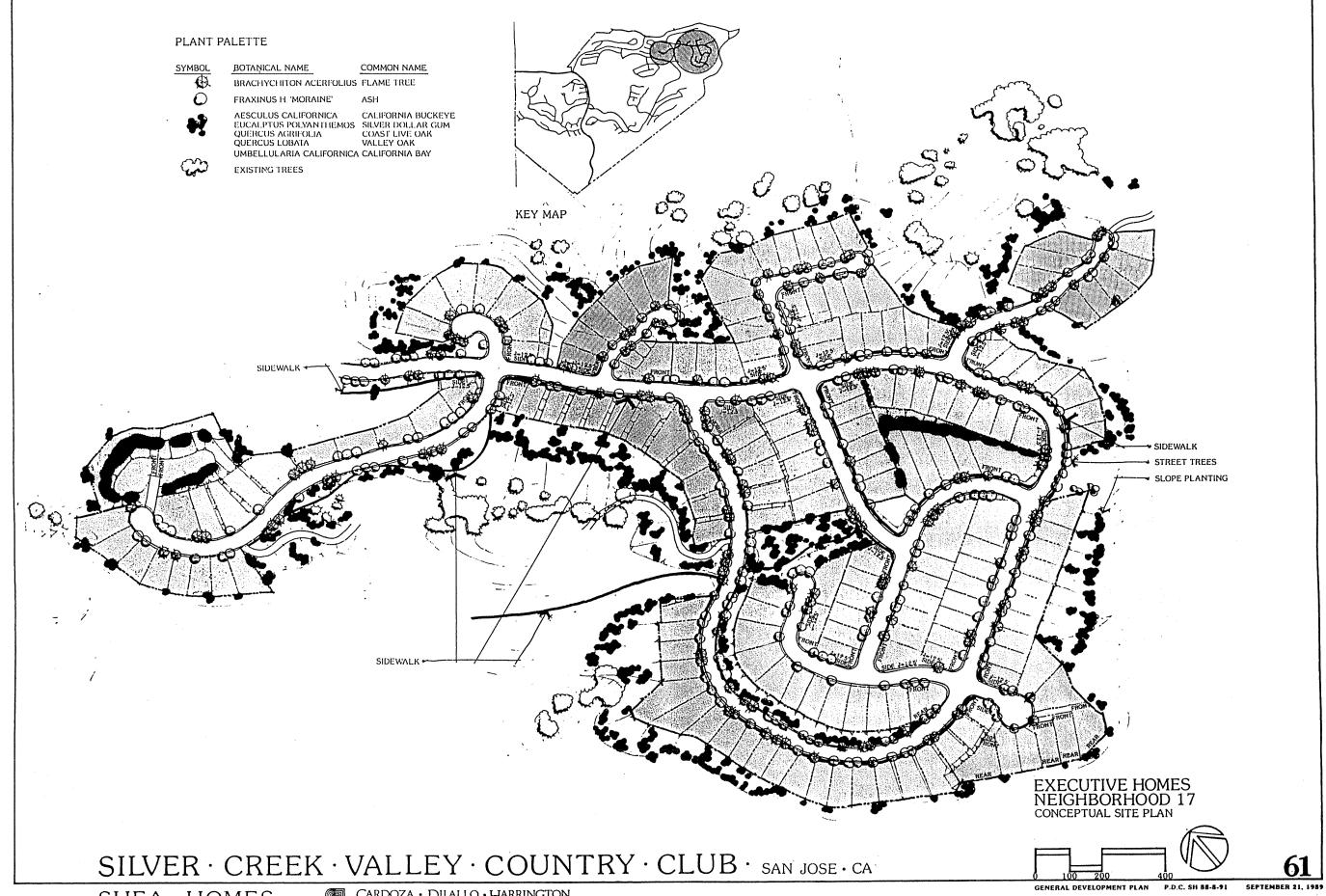


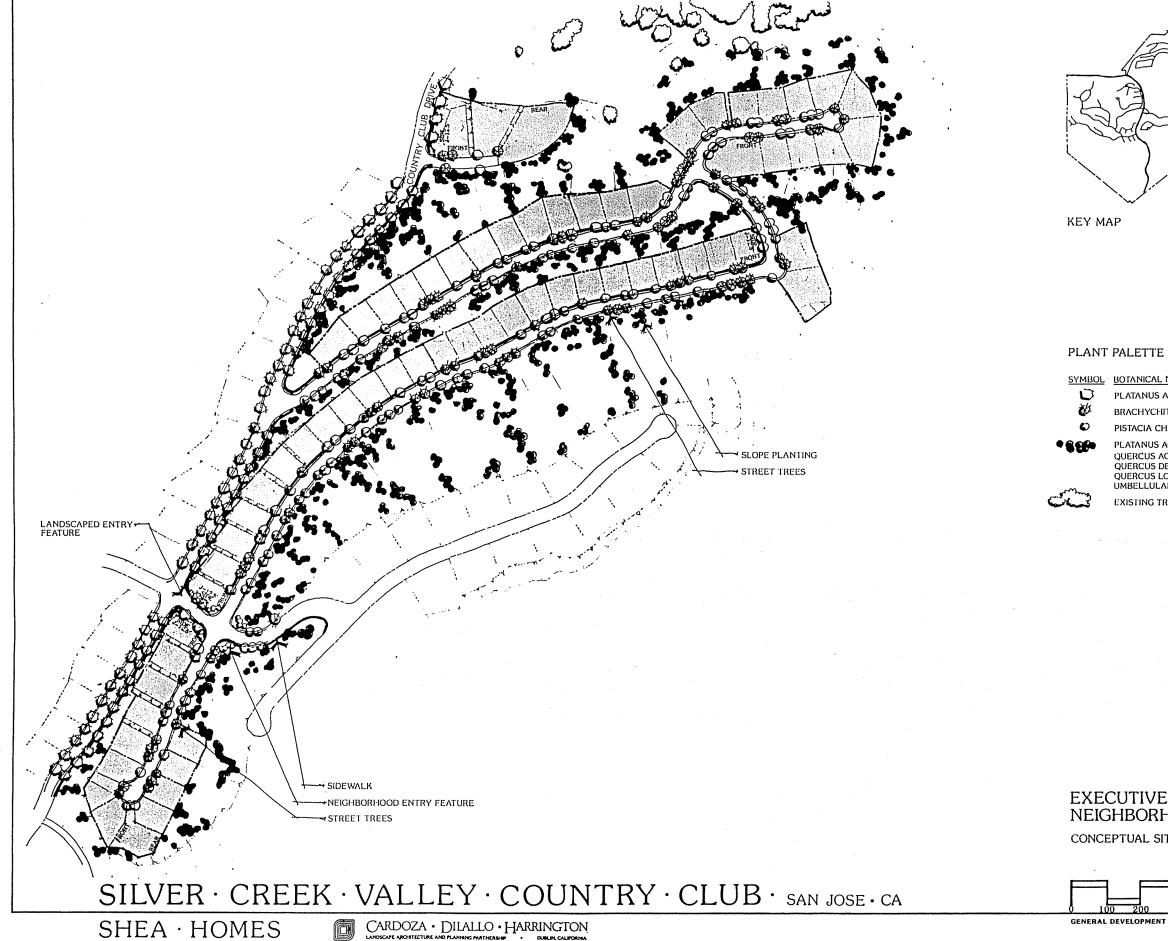


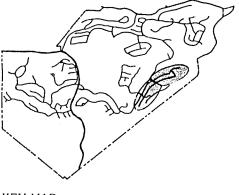








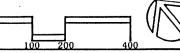




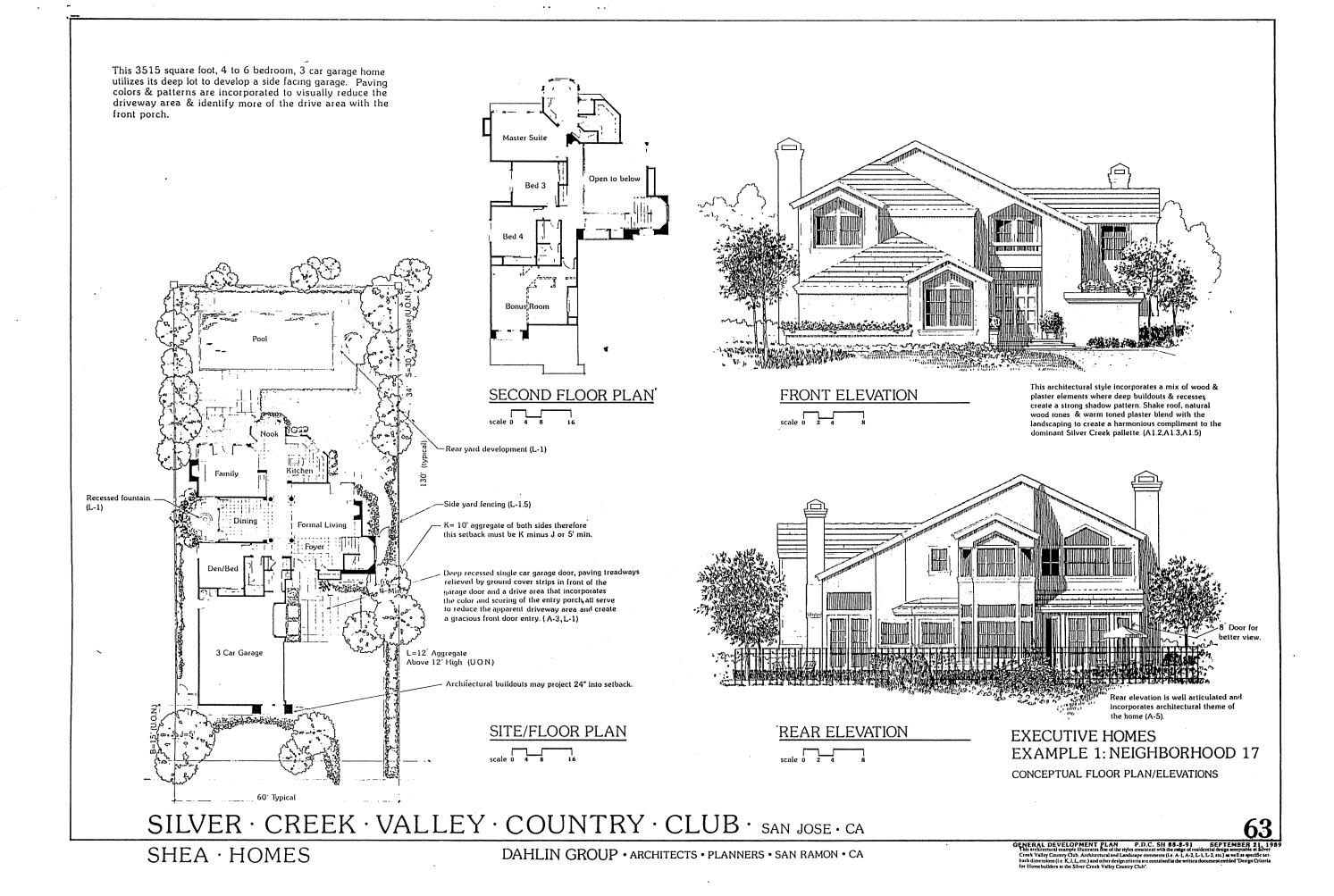
LONDON PLANE TREE PLATANUS ACERIFOLIA BRACHYCHITON ACERFOLIUS FLAME TREE PLATANUS ACERIFOLIA LONDON PLANE T QUERCUS AGRIFOLIA COAST LIVE OAK QUERCUS DEMOSA SCRUB OAK QUERCUS LOBATA VALLEY OAK UMBELLULARIA CALIFORNICA CALIFORNIA BAY LONDON PLANE TREE COAST LIVE OAK SCRUB OAK VALLEY OAK EXISTING TREES

EXECUTIVE HOMES NEIGHBORHOOD 19

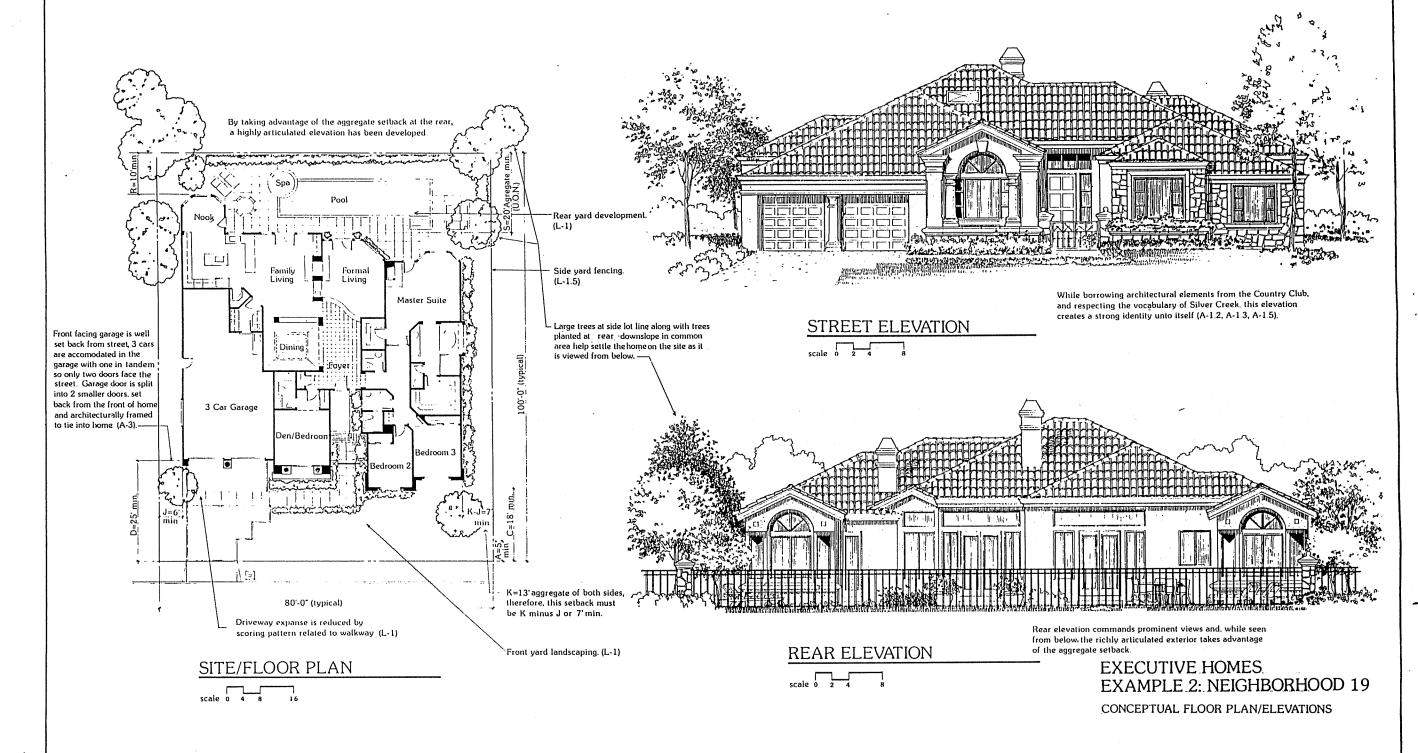
CONCEPTUAL SITE PLAN

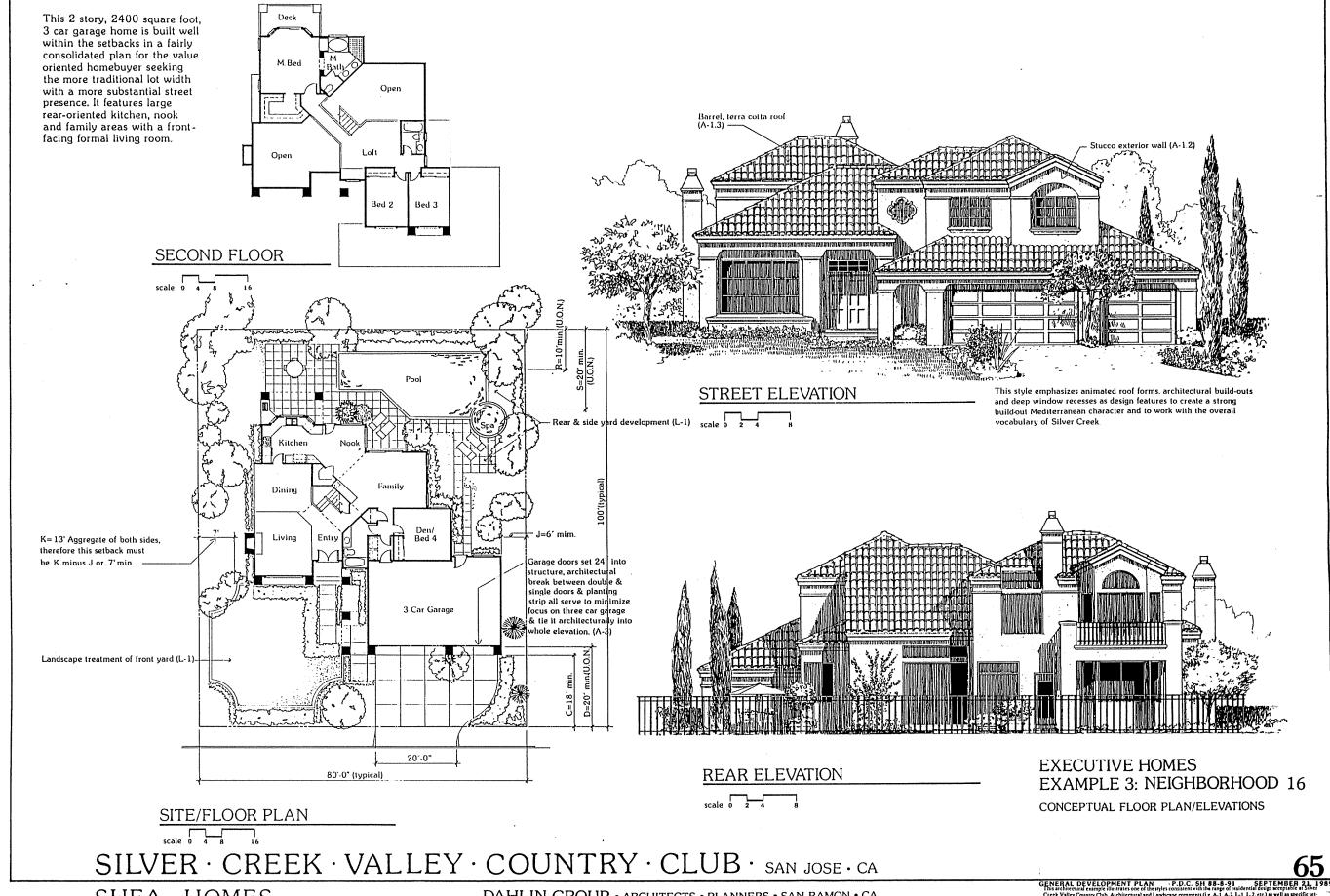


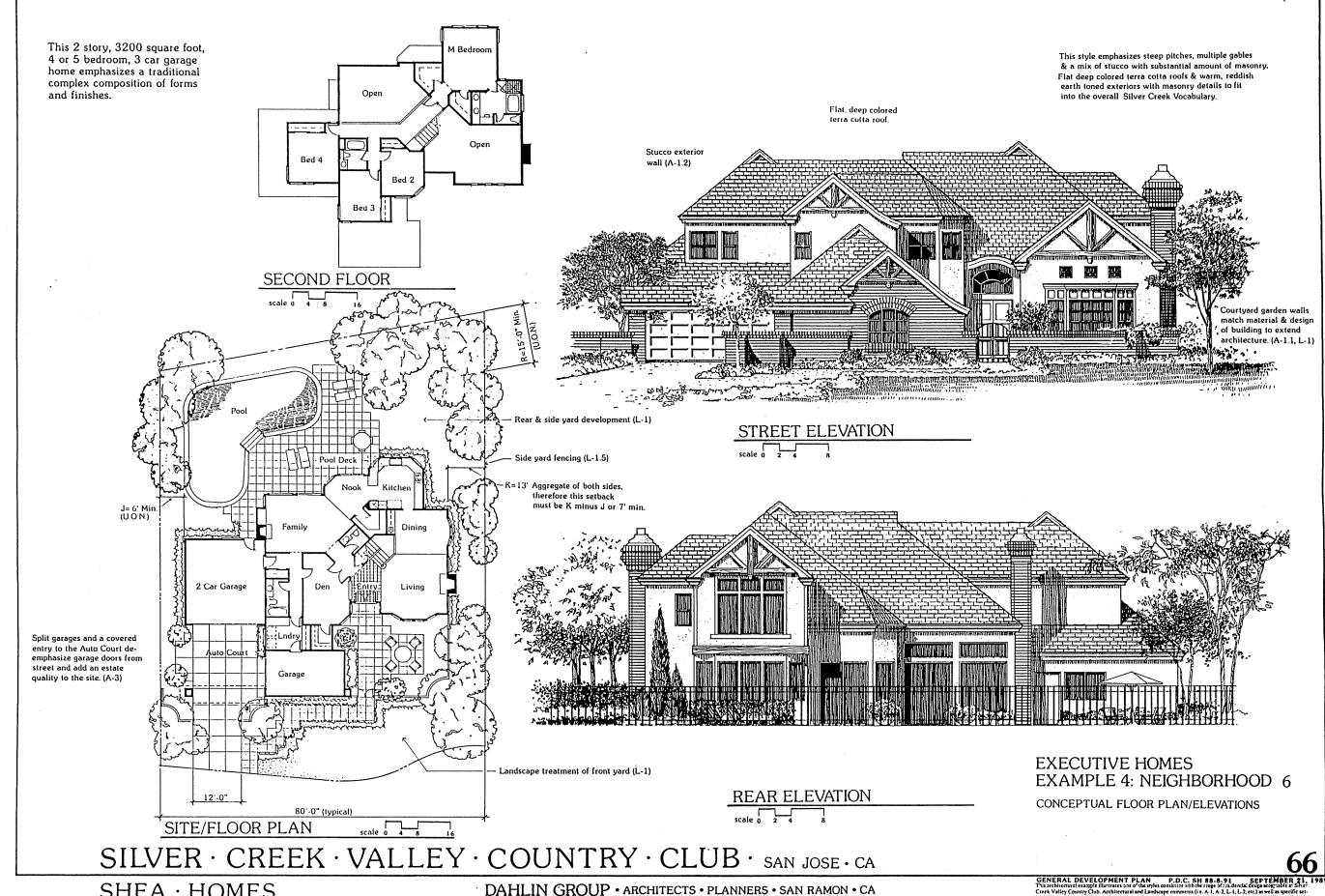
GENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91 SEPTEMBER 21, 1989



This one story, 3000 square foot, 3 or 4 bedroom, 3 car garage home takes advantage of views with family areas and master suite to rear of house.

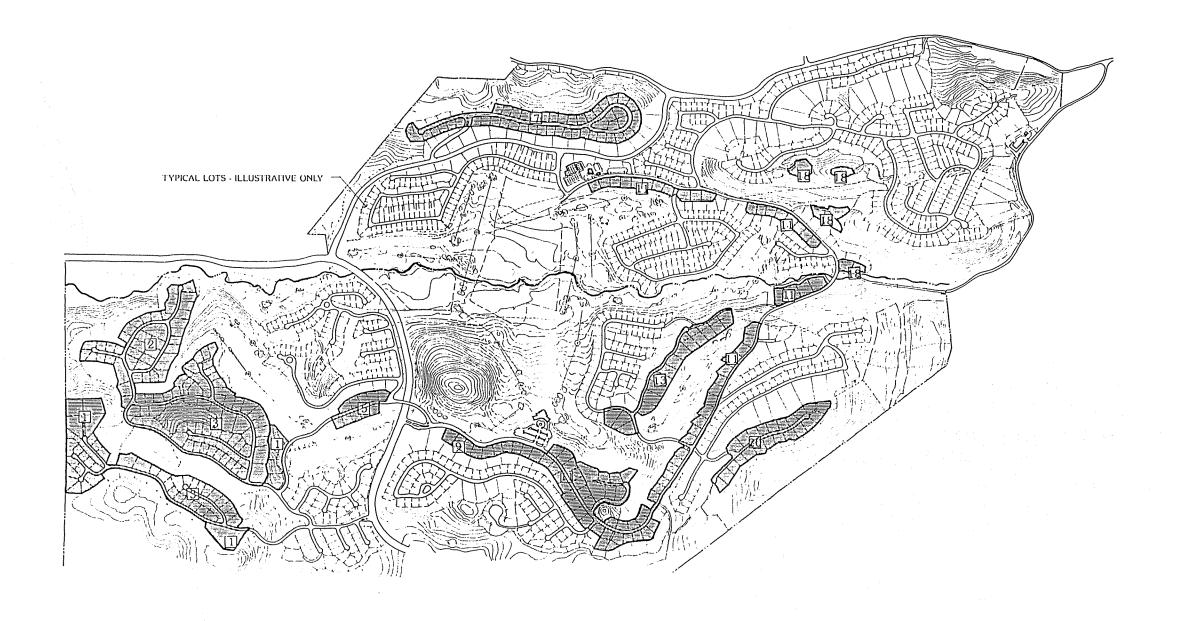






SHEA · HOMES

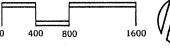
ENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91
Sia prichicetural example illustrates one of the styles consistant with the range of risk dential every acceptable at Sister
seek Valley Country Club. Architectural and Landscape comments (i.e. A.), A.2, L.I, L.2, etc.) is well as specific servers and commentations (i.e. K, I.L. etc.) and other design criteria are consulted in the written document entitled 'Design Criteria



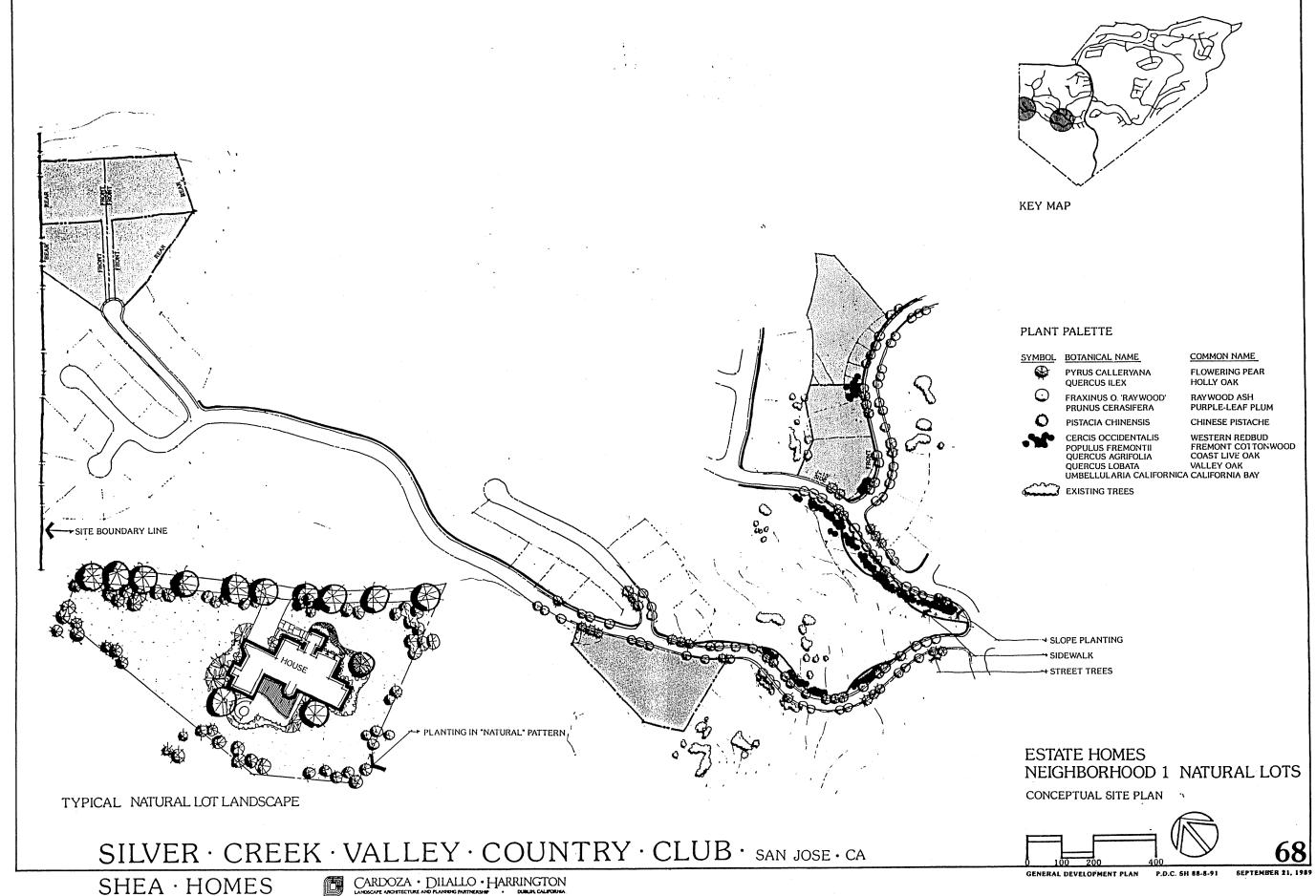
SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

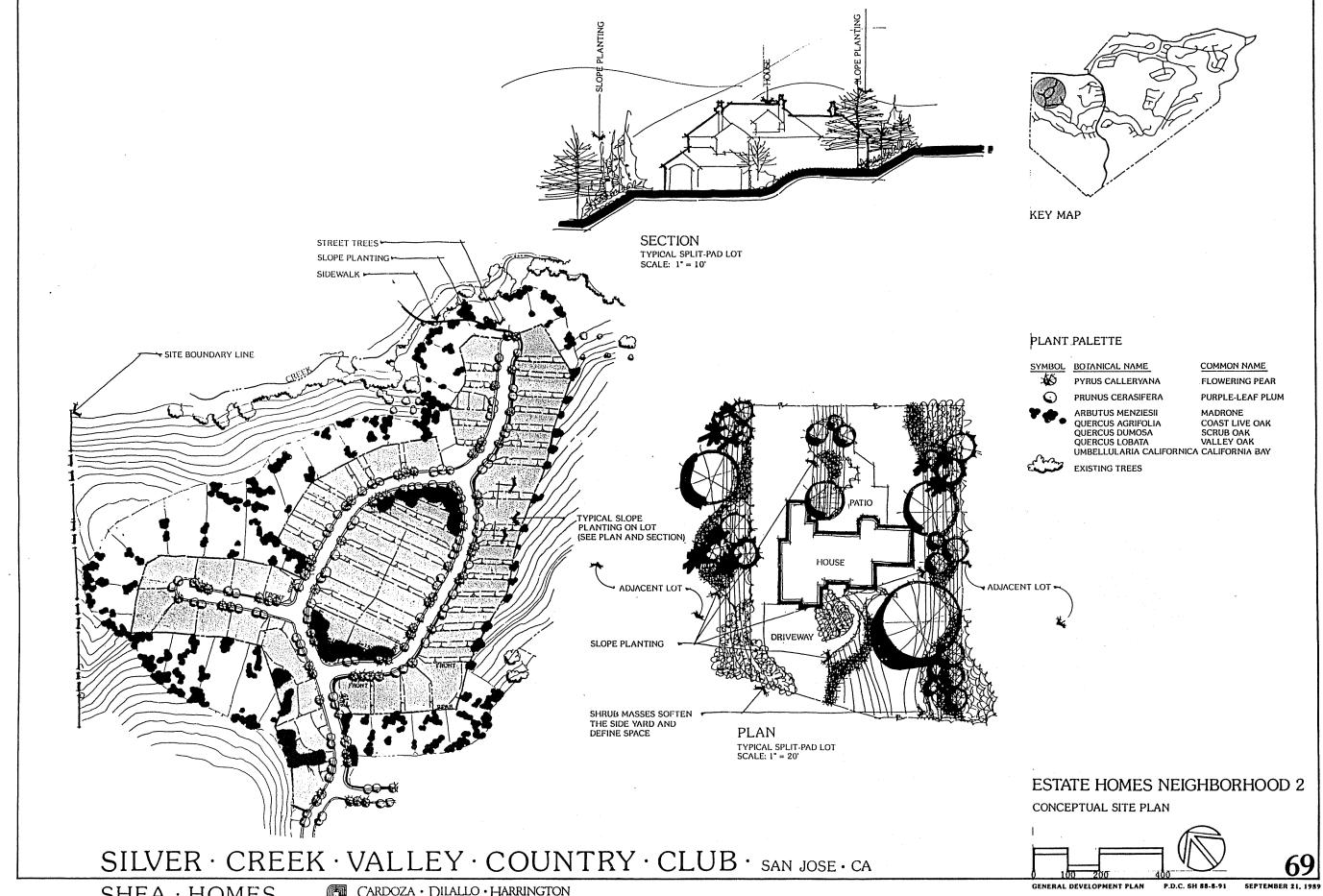
ESTATE HOMES

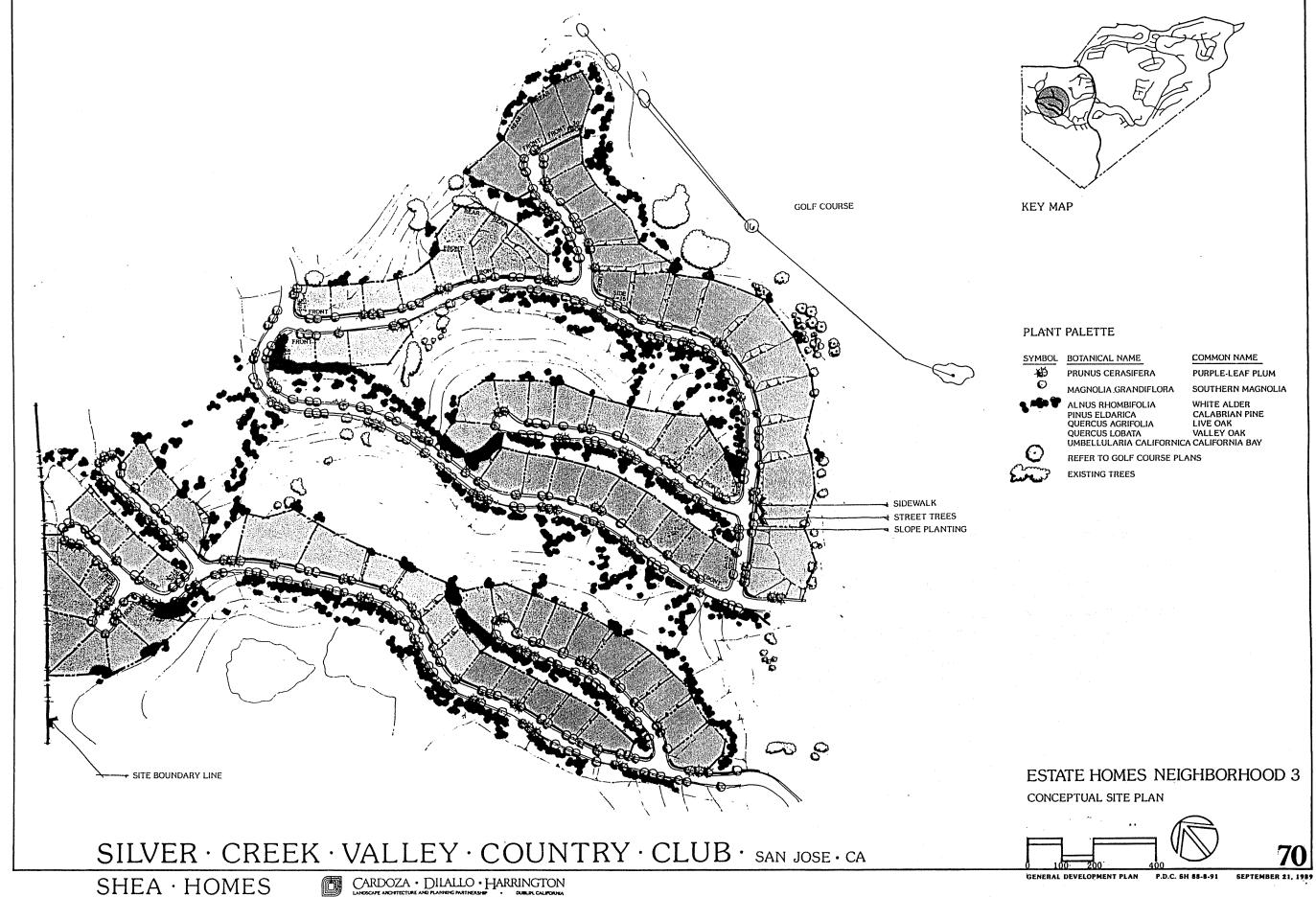
CONCEPTUAL NEIGHBORHOOD LOCATION PLAN

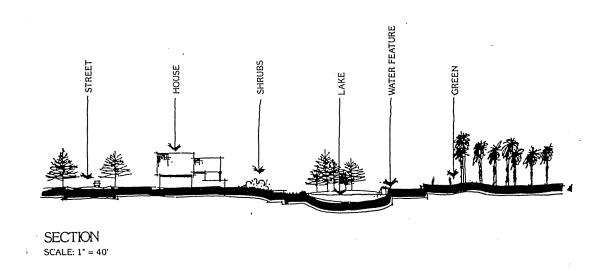


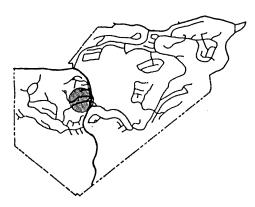








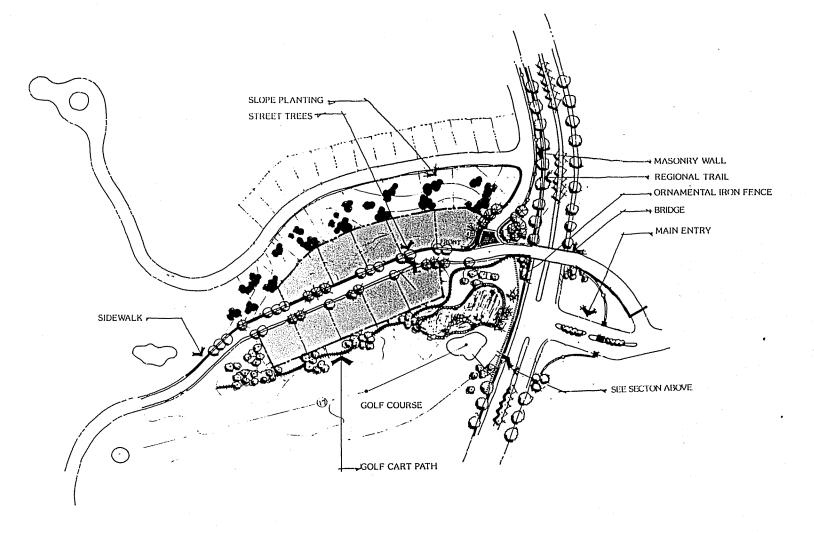




KEY MAP

PLANT PALETTE

SYMBOL BOTANICAL NAME COMMON NAME O PLATANUS ACERIFOLIA LONDON PLANE TREE SEQUOIA S. 'APTOS BLUE' COAST REDWOOD MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA JACARANDA MIMOSIFOLIA JACARANDA POPULUS TRICHOCARPA BLACK COTTONWOOD PINUS PINEA ITALIAN STONE PINE
QUERCUS AGRIFOLIA COAST LIVE OAK
QUERCUS LOBATA VALLEY OAK
UMBELLULARIA CALIFORNICA CALIFORNIA BAY REFER TO GOLF COURSE PLANS

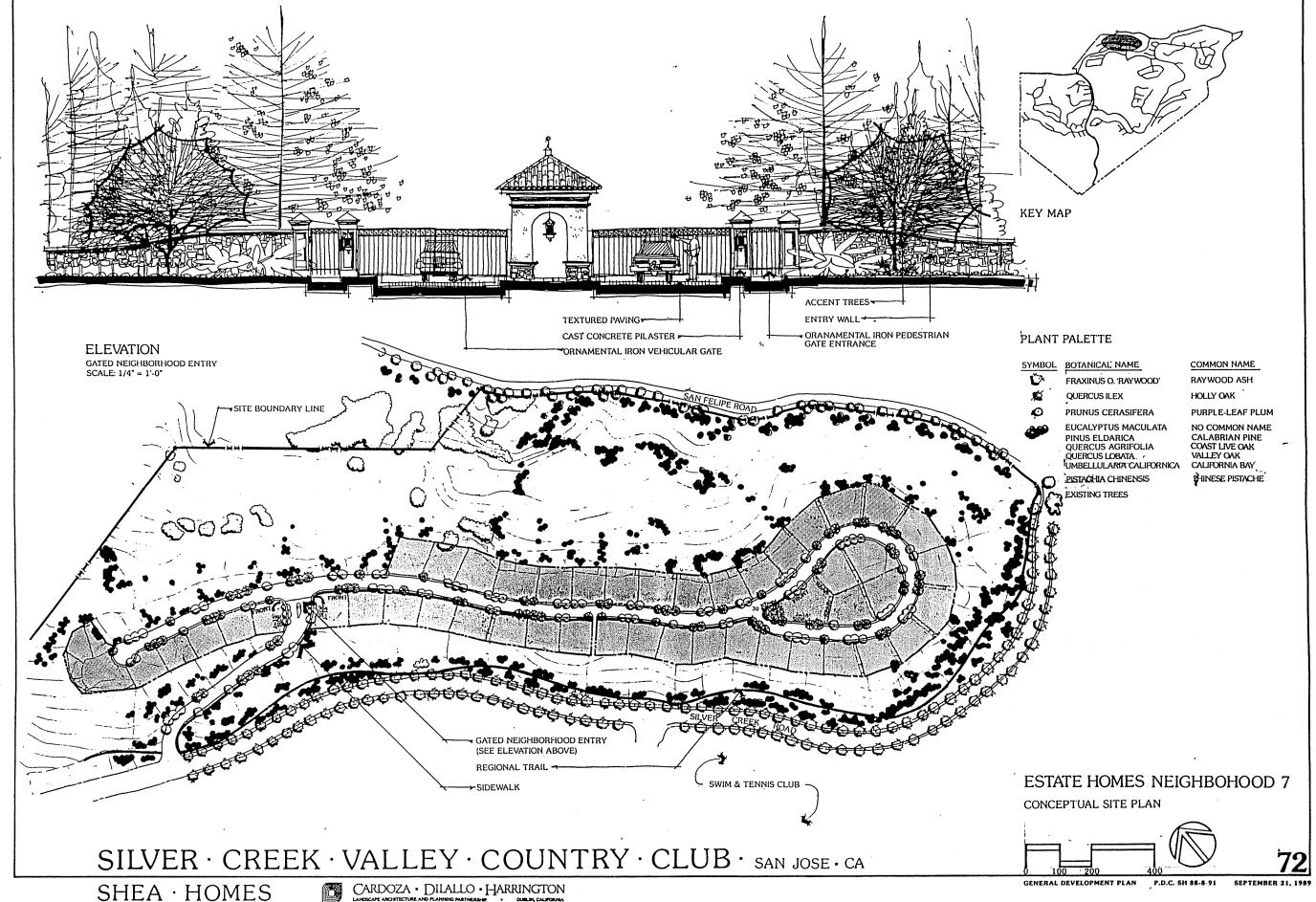


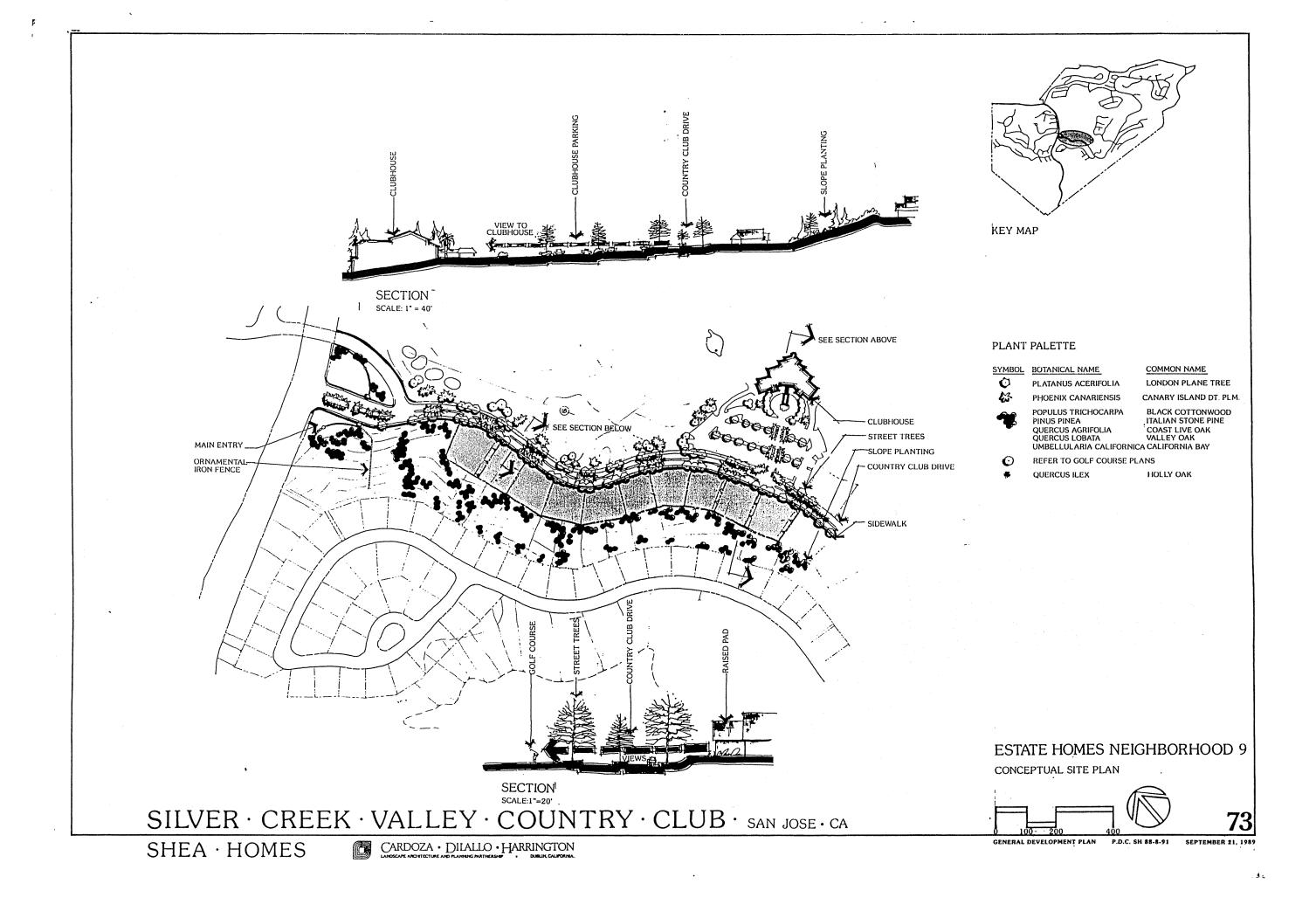
ESTATE HOMES NEIGHBORHOOD 5

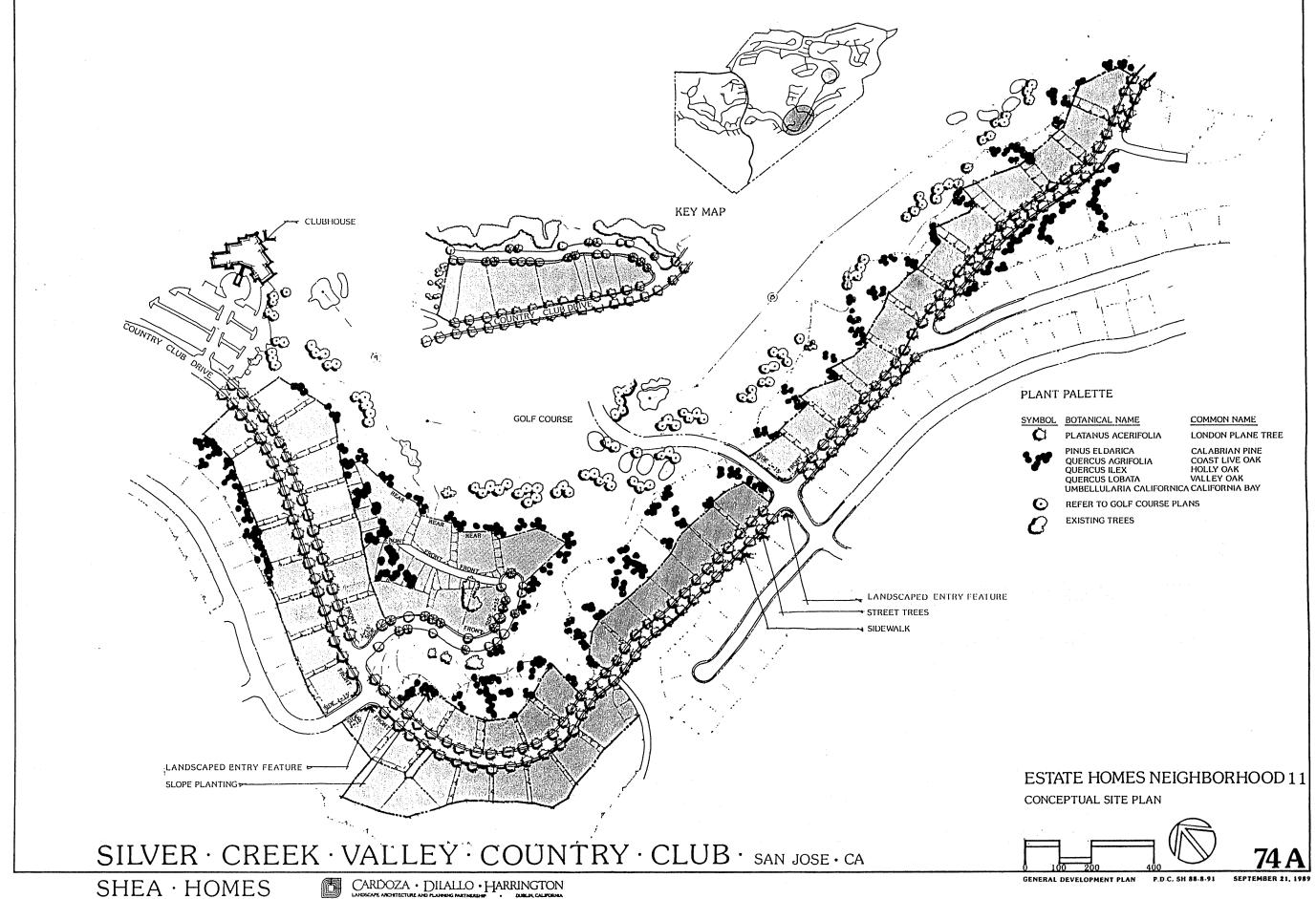
CONCEPTUAL SITE PLAN "

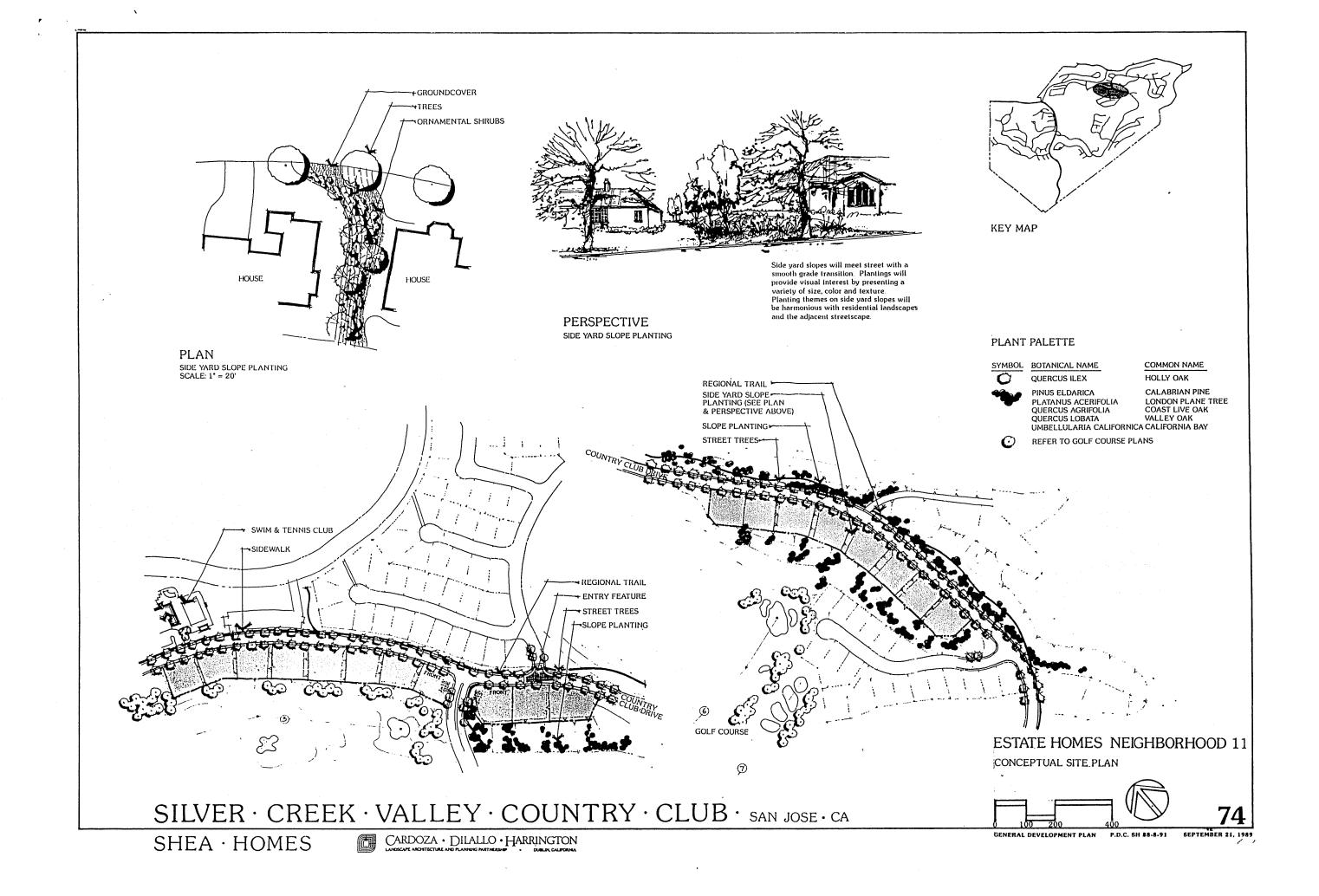
SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

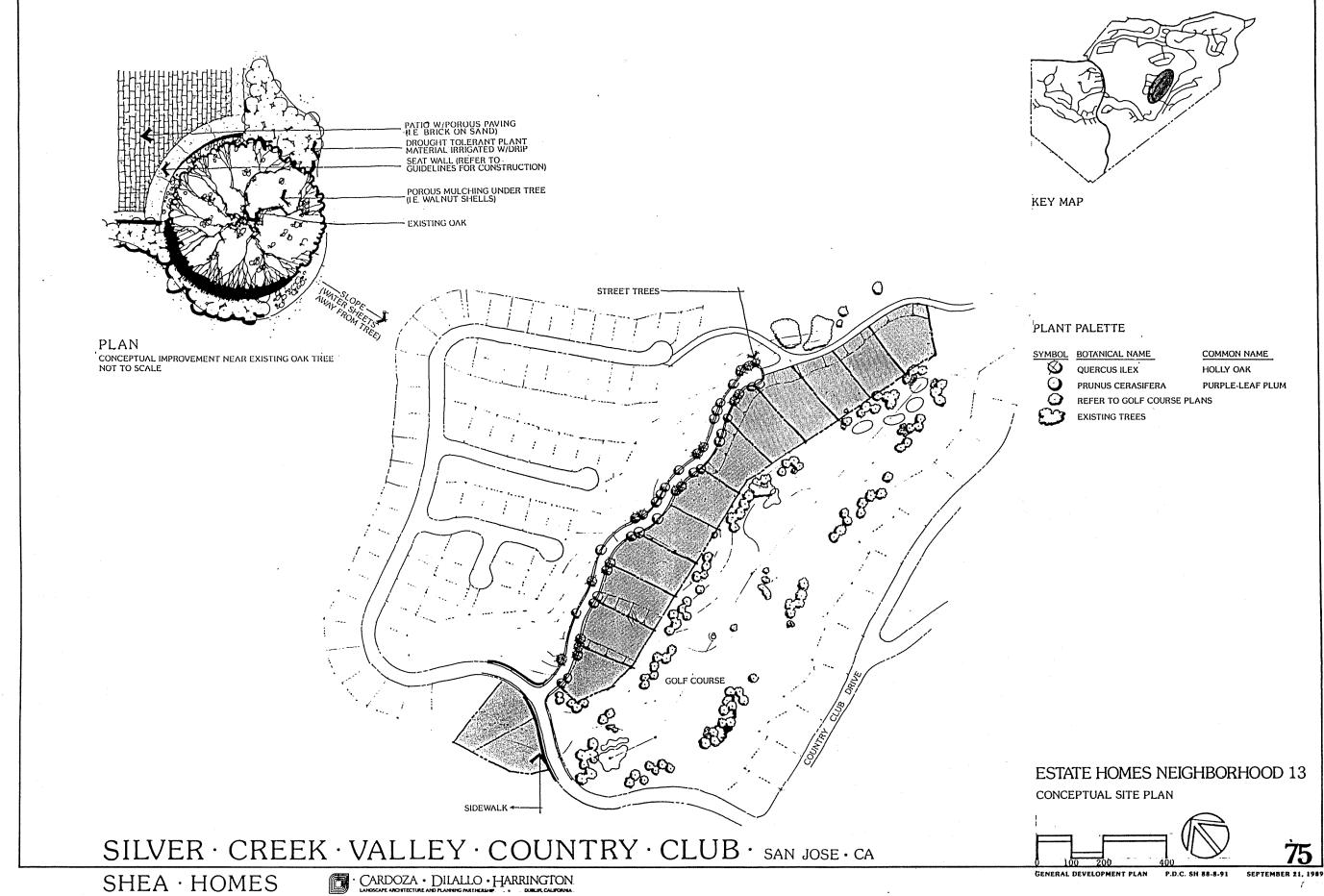
GENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91 SEPTEMBER 21, 1989

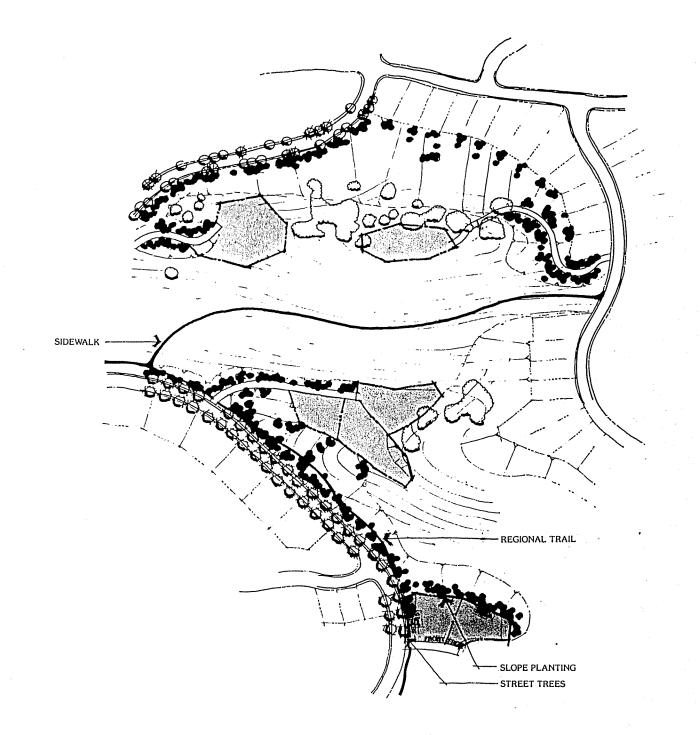


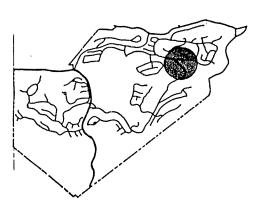












KEY MAP

PLANT PALETTE

SYMBOL BOTANICAL NAME

COMMON NAME

QUERCUS ILEX

HOLLY OAK

FRAXINUS H. 'MORAINE'

BRACHYCHITON ACERFOLIUS FLAME TREE

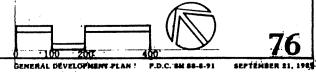


ALNUS RHOMBIFOLIA PINUS ELDARICA CALABRIAN PINE
QUERCUS AGRIFOLIA CÓAST. LIVE OAK
QUERCUS LOBATA VALLEY OAK
UMBELLULARIA CALIFORNICA CALIFORNIA BAY

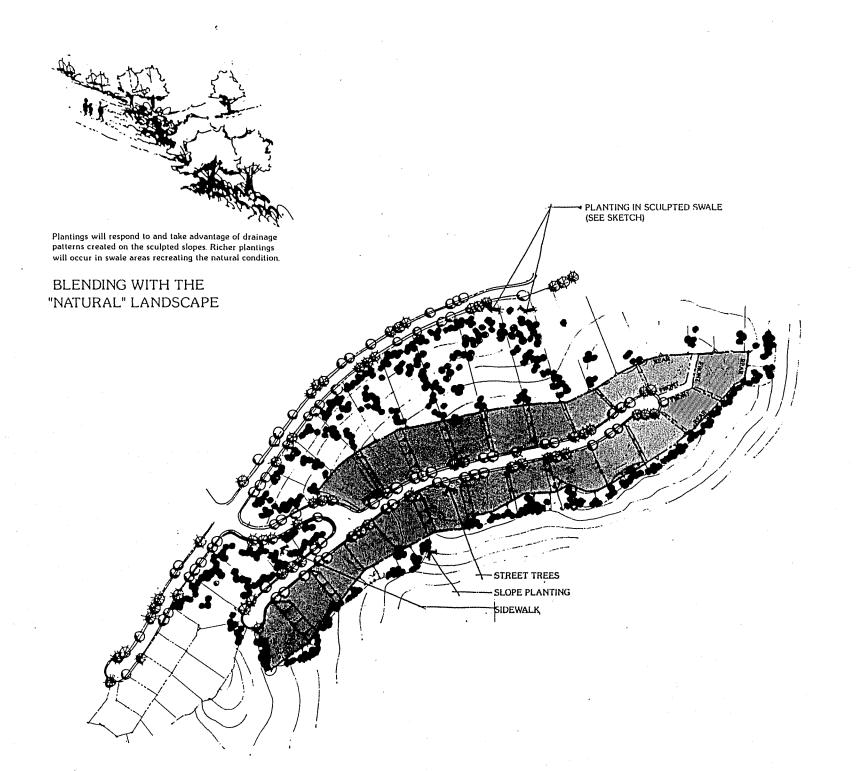


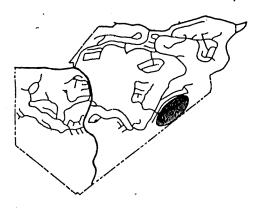
EXISTING TREES

ESTATE HOMES NEIGHBORHOOD 18 CONCEPTUAL SITE PLAN



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KEY MAP

PLANT PALETTE

SYMBOL BOTANICAL NAME

QUERCUS ILEX

PISTACIA CHINENSIS

CERCIS OCCIDENTALIS PINUS ELDARICA QUERCUS AGRIFOLIA QUERCUS LOBATA

COMMON NAME

HOLLY OAK CHINESE PISTACHE

WESTERN REDBUD CALABRIAN PINE COAST LIVE OAK

VALLEY OAK UMBELLULARIA CALIFORNICA CALIFORNIA BAY

ESTATE HOMES NEIGHBORHOOD 20

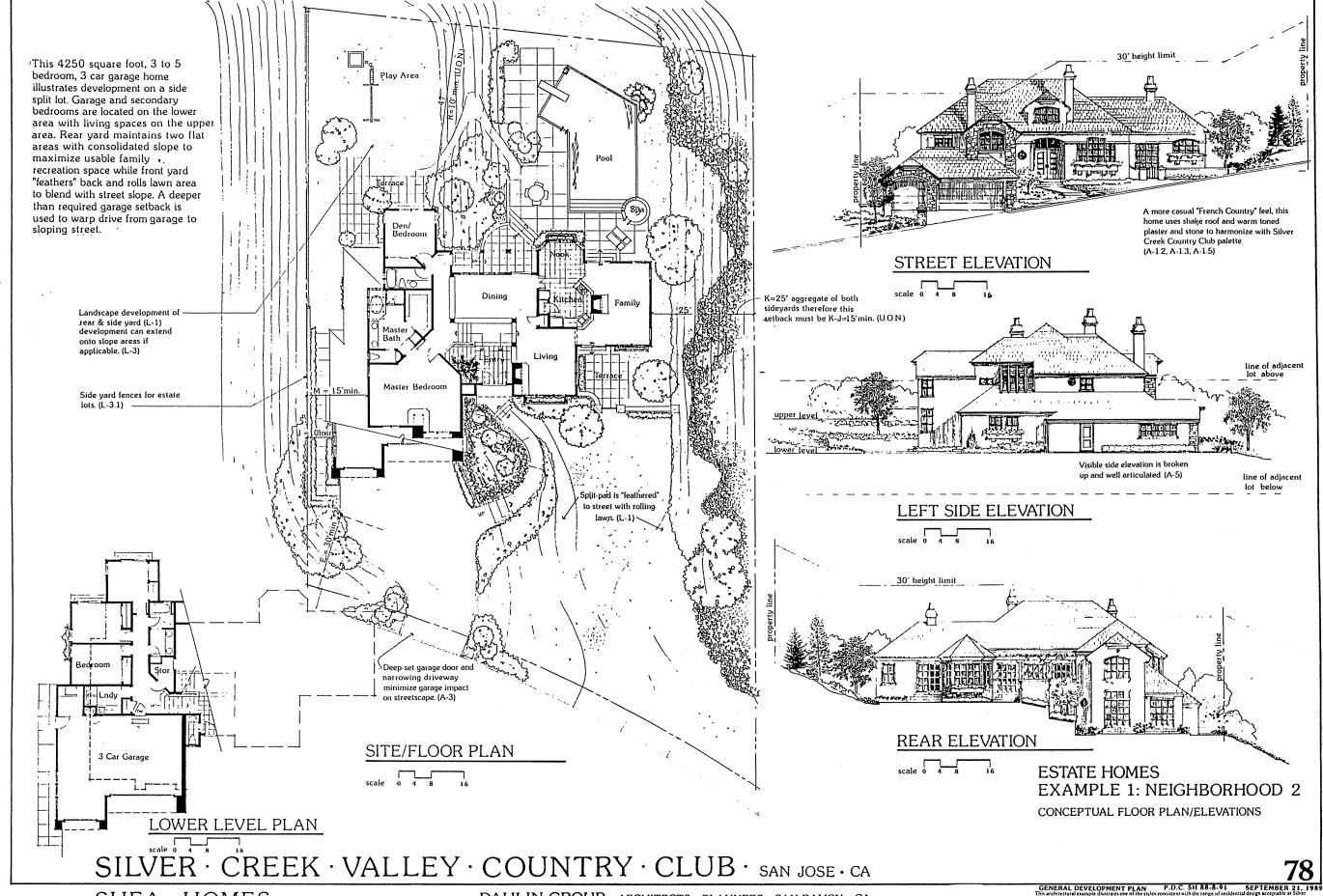
CONCEPTUAL SITE PLAN

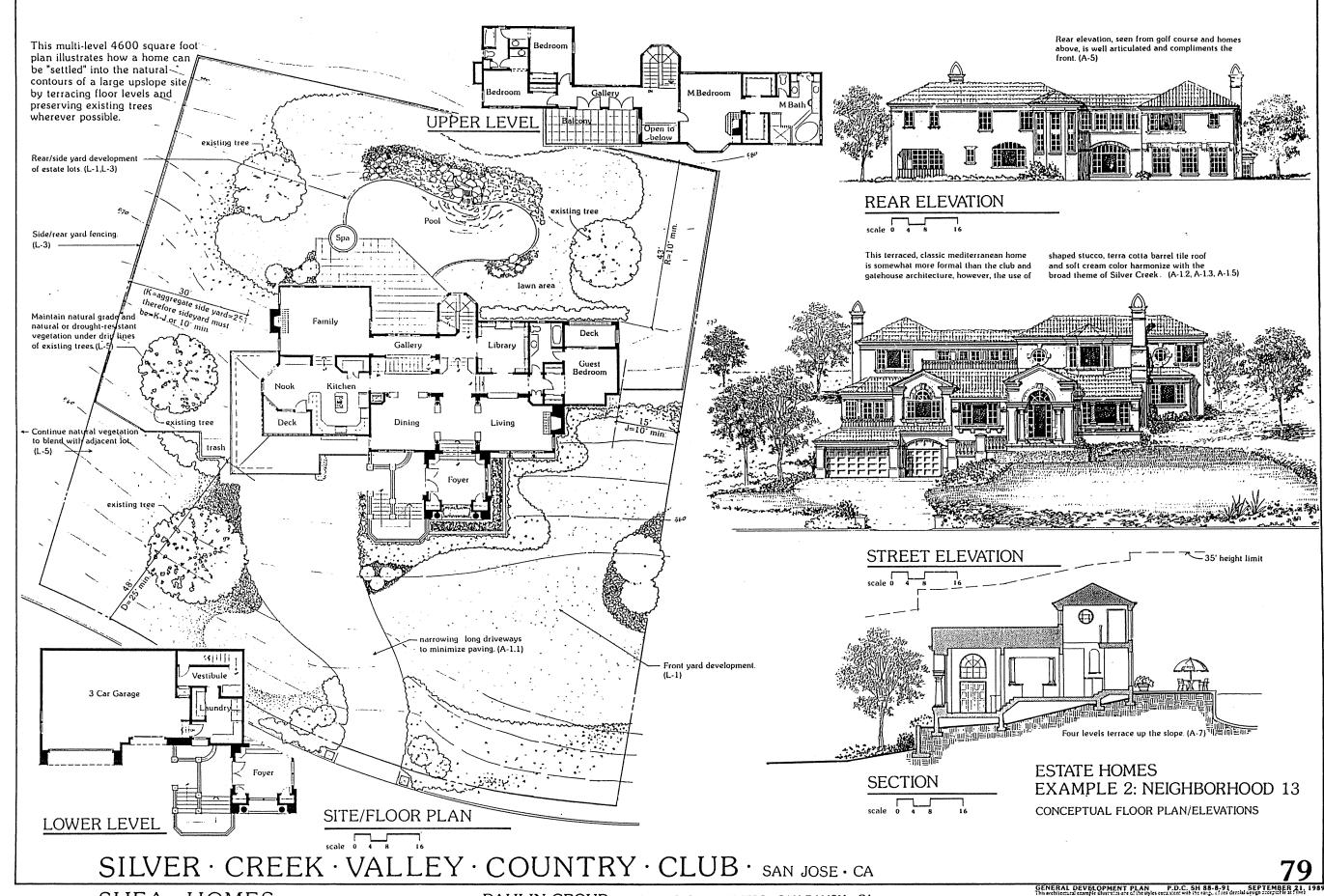
SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

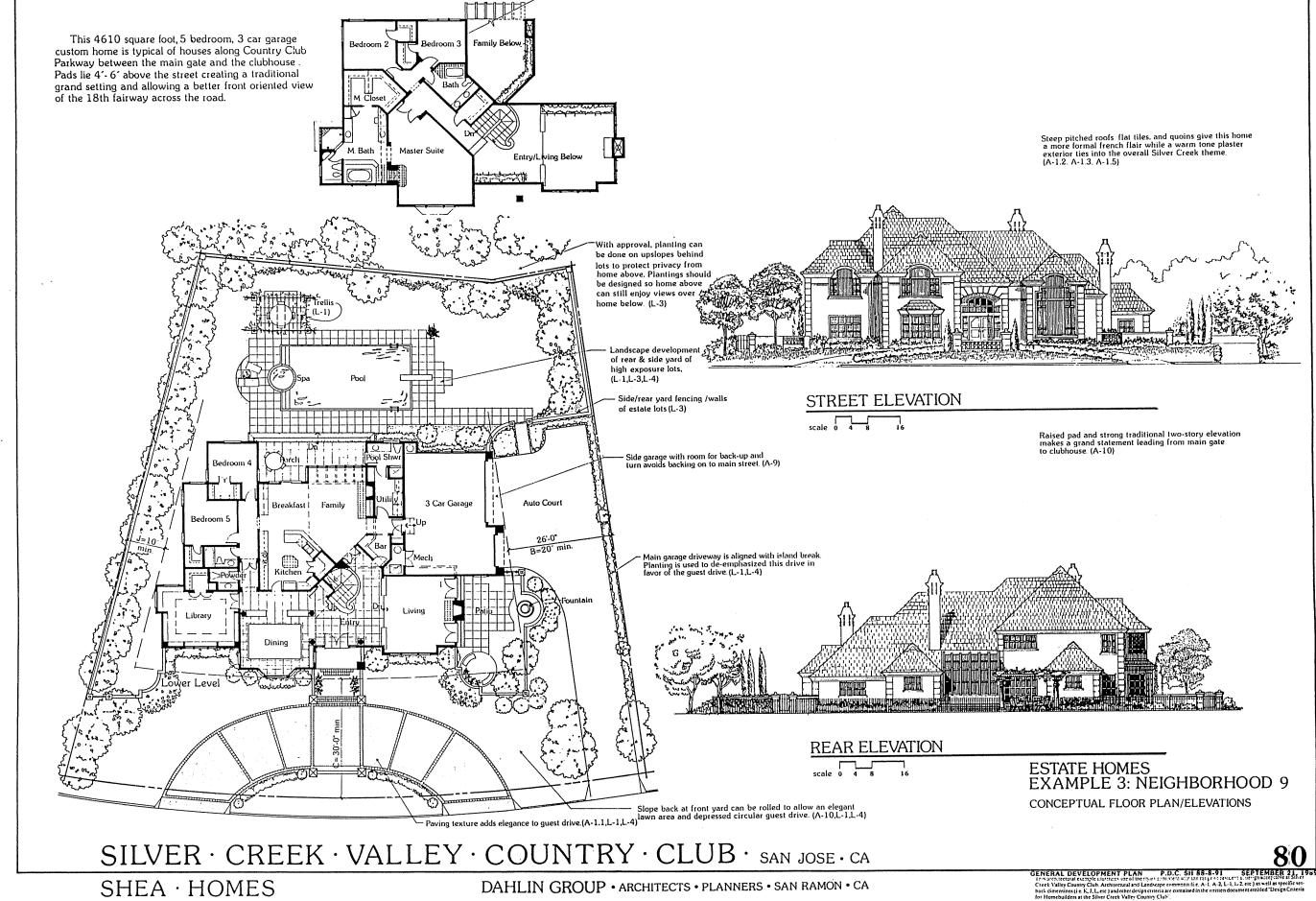
SHEA · HOMES

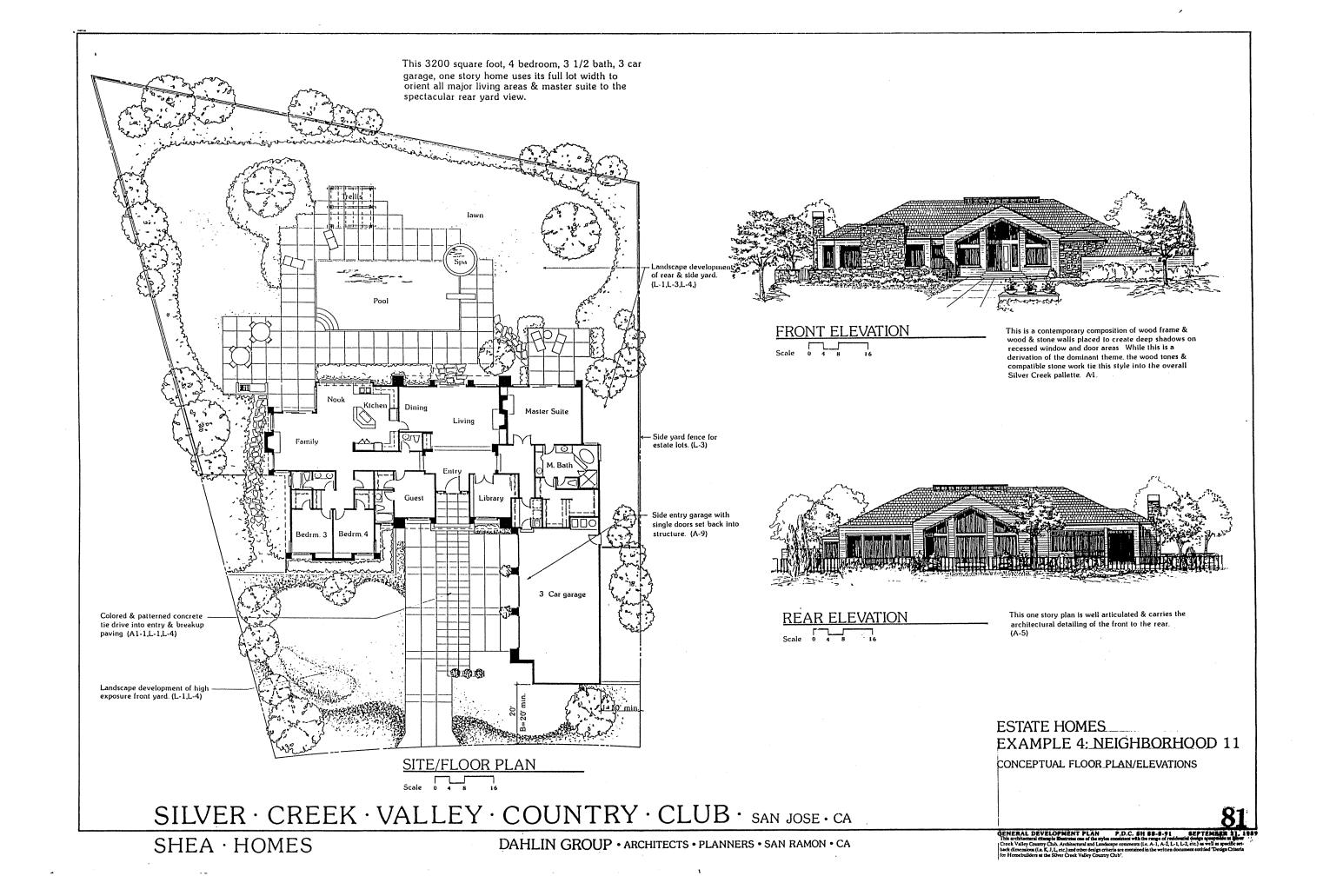
CARDOZA • DILALLO • HARRINGTON

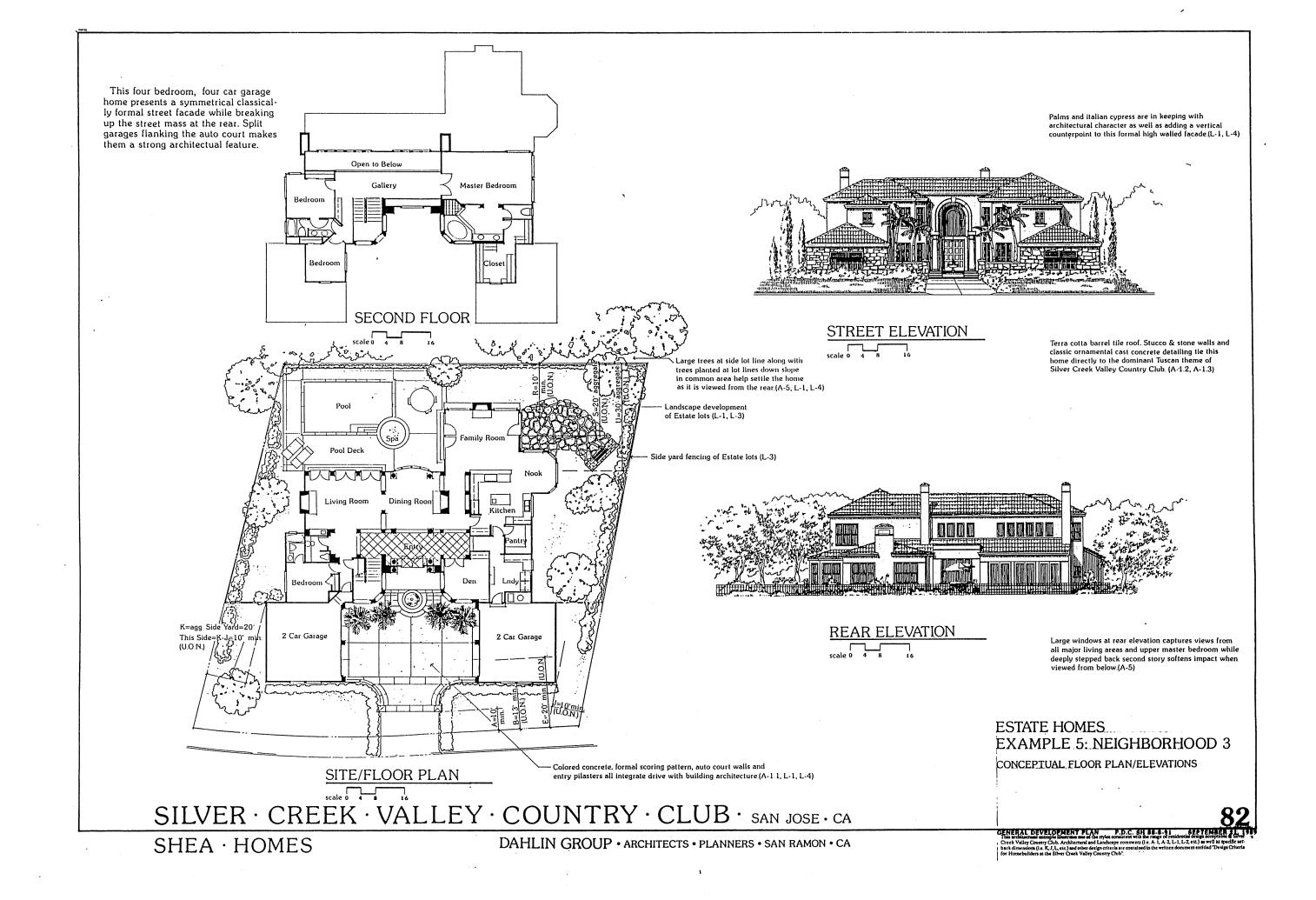




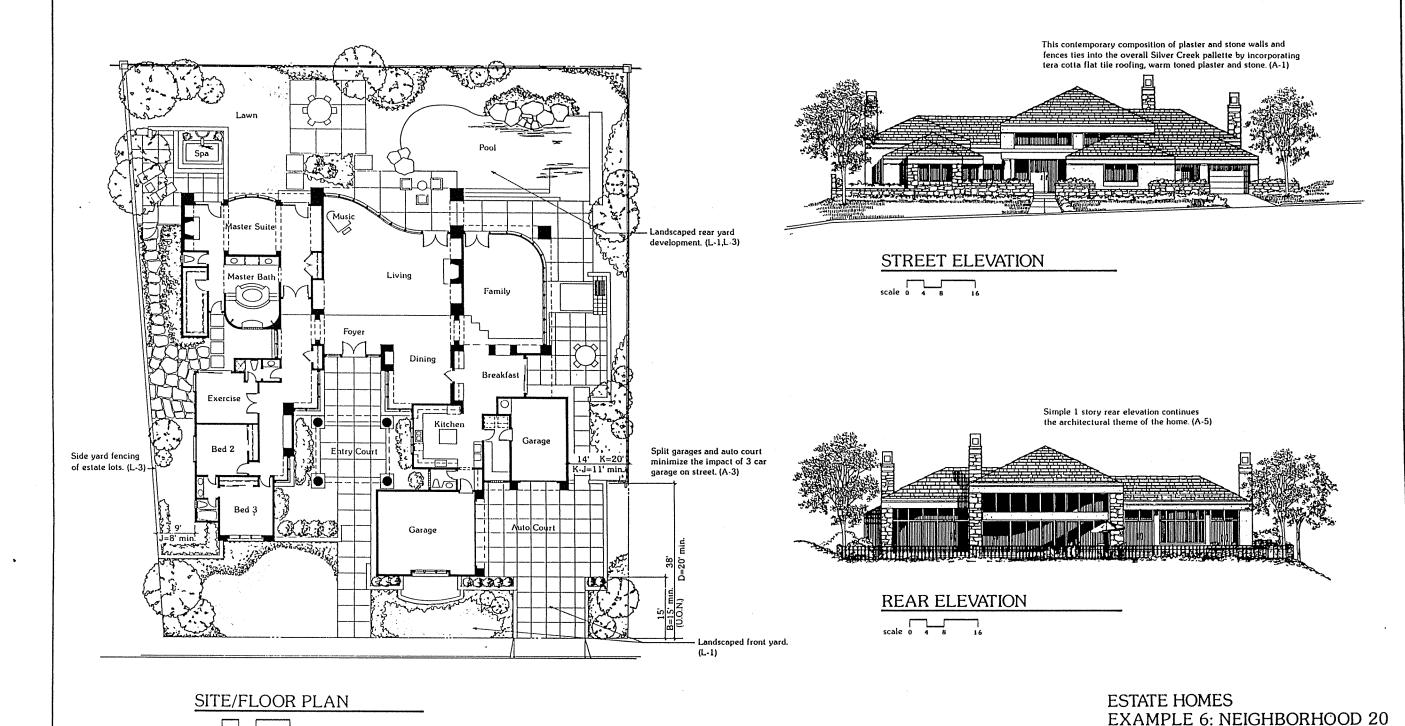








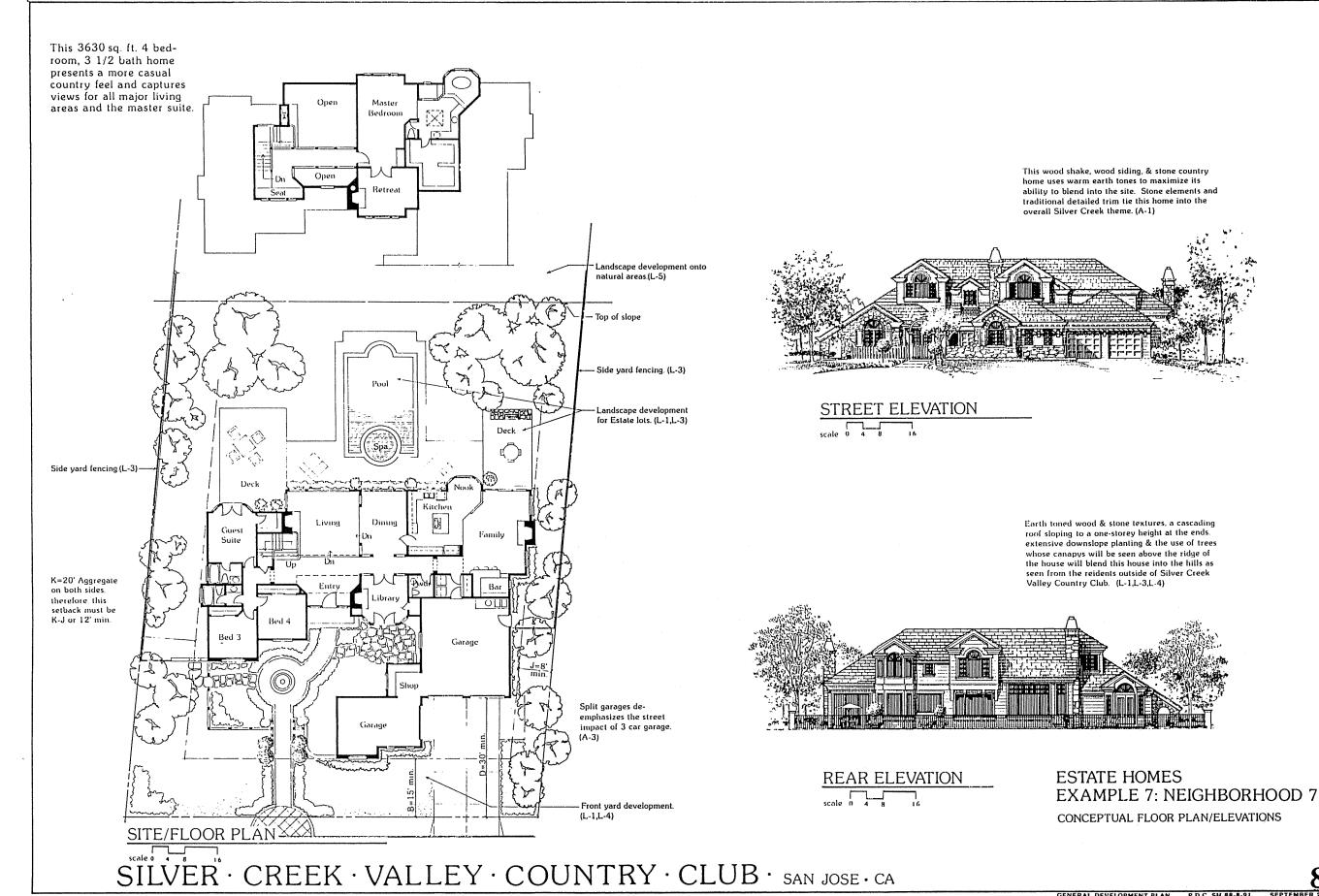
This gracious 4200 square foot, 3 bedroom, 3 1/2 bath, one story contemporary home emphasizes indoor/outdoor living and maximizes the utilization of its large lot.

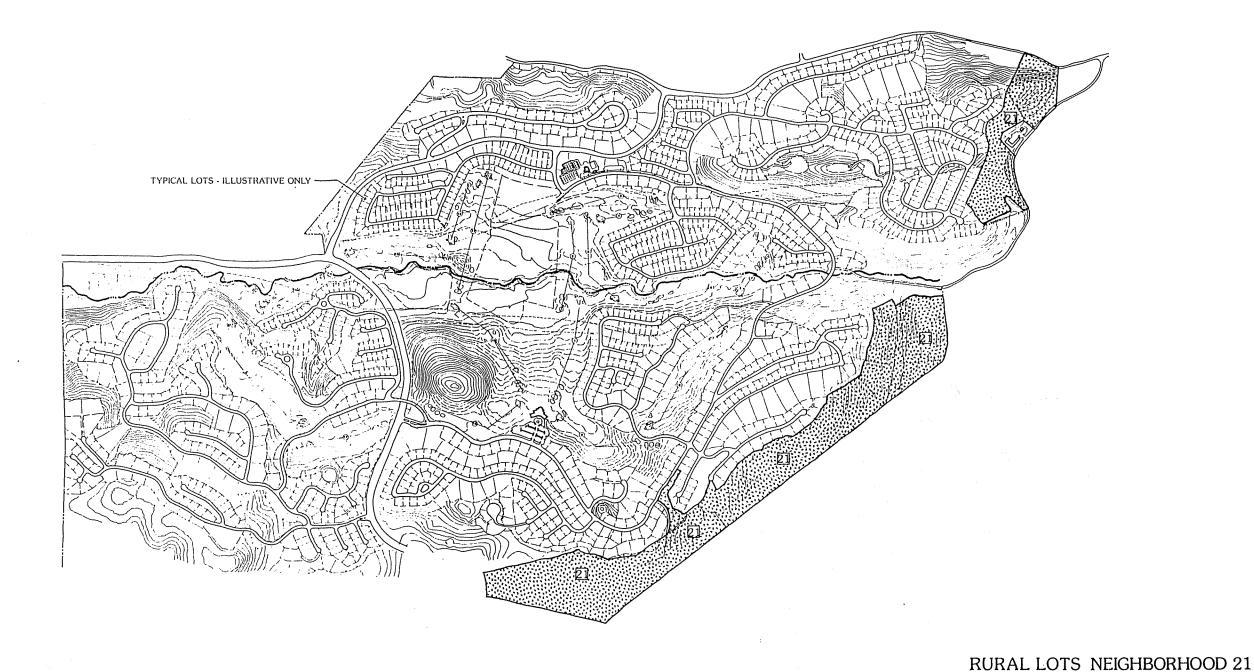


SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

<u>83</u>

CONCEPTUAL FLOOR PLAN/ELEVATIONS

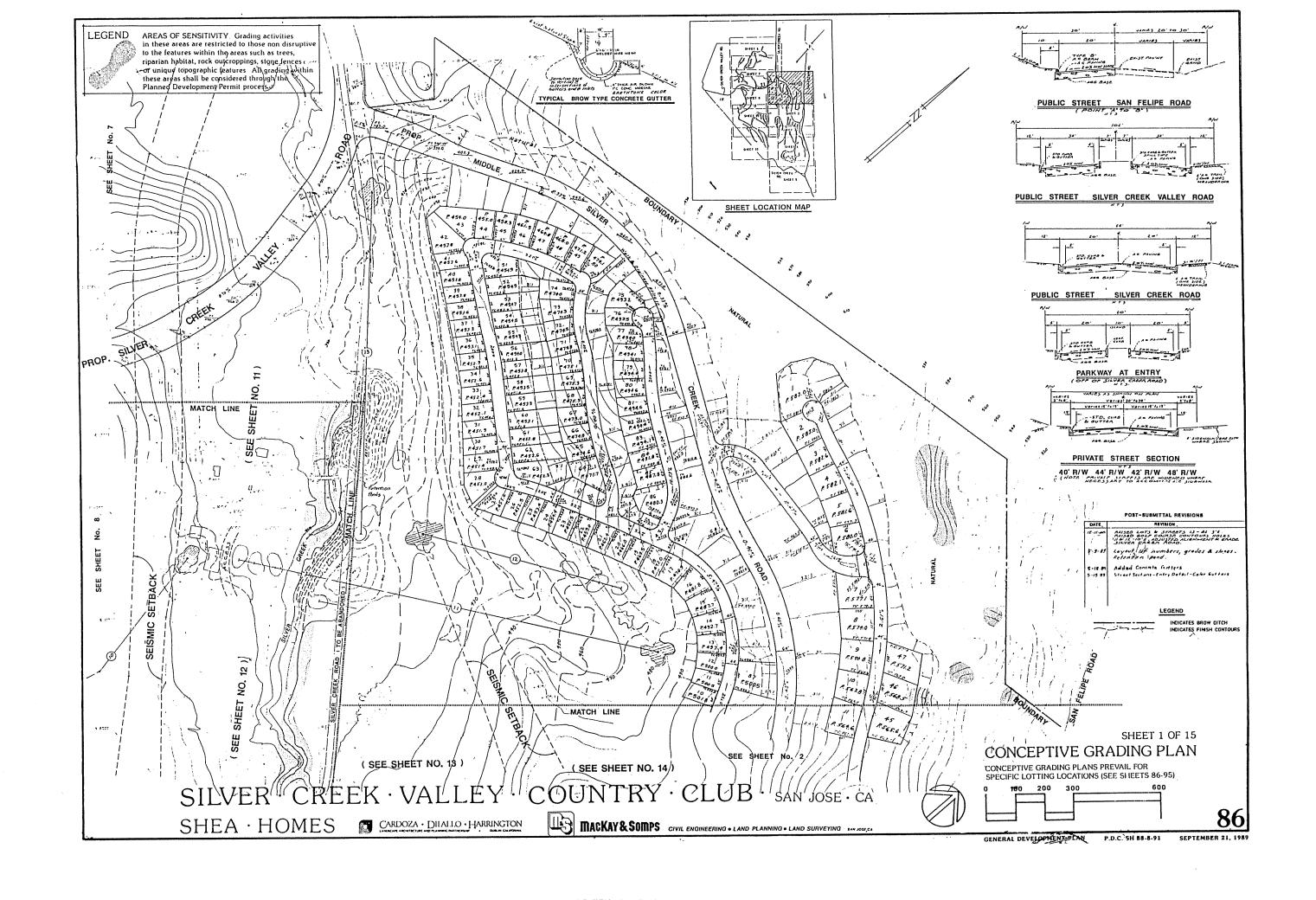


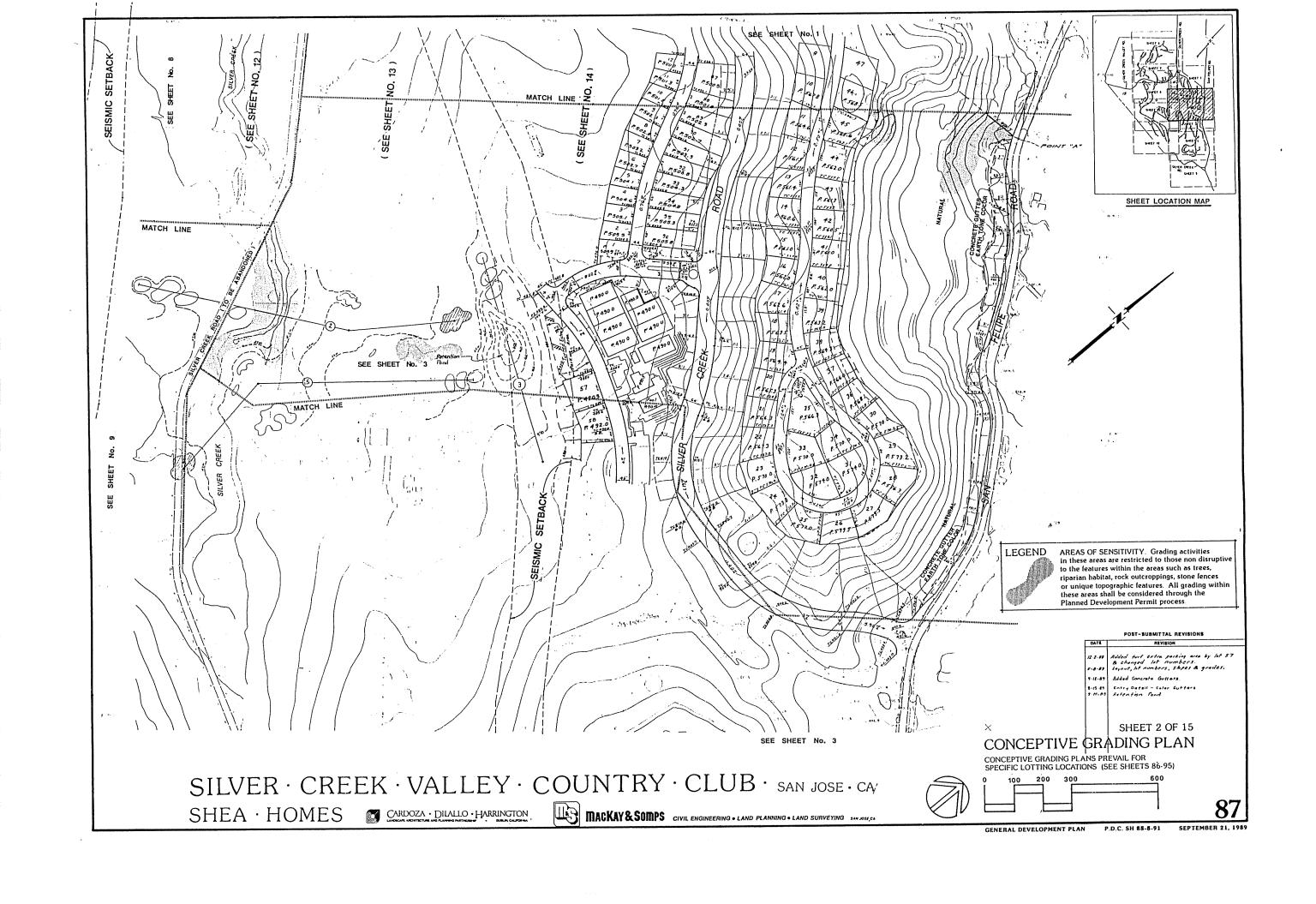


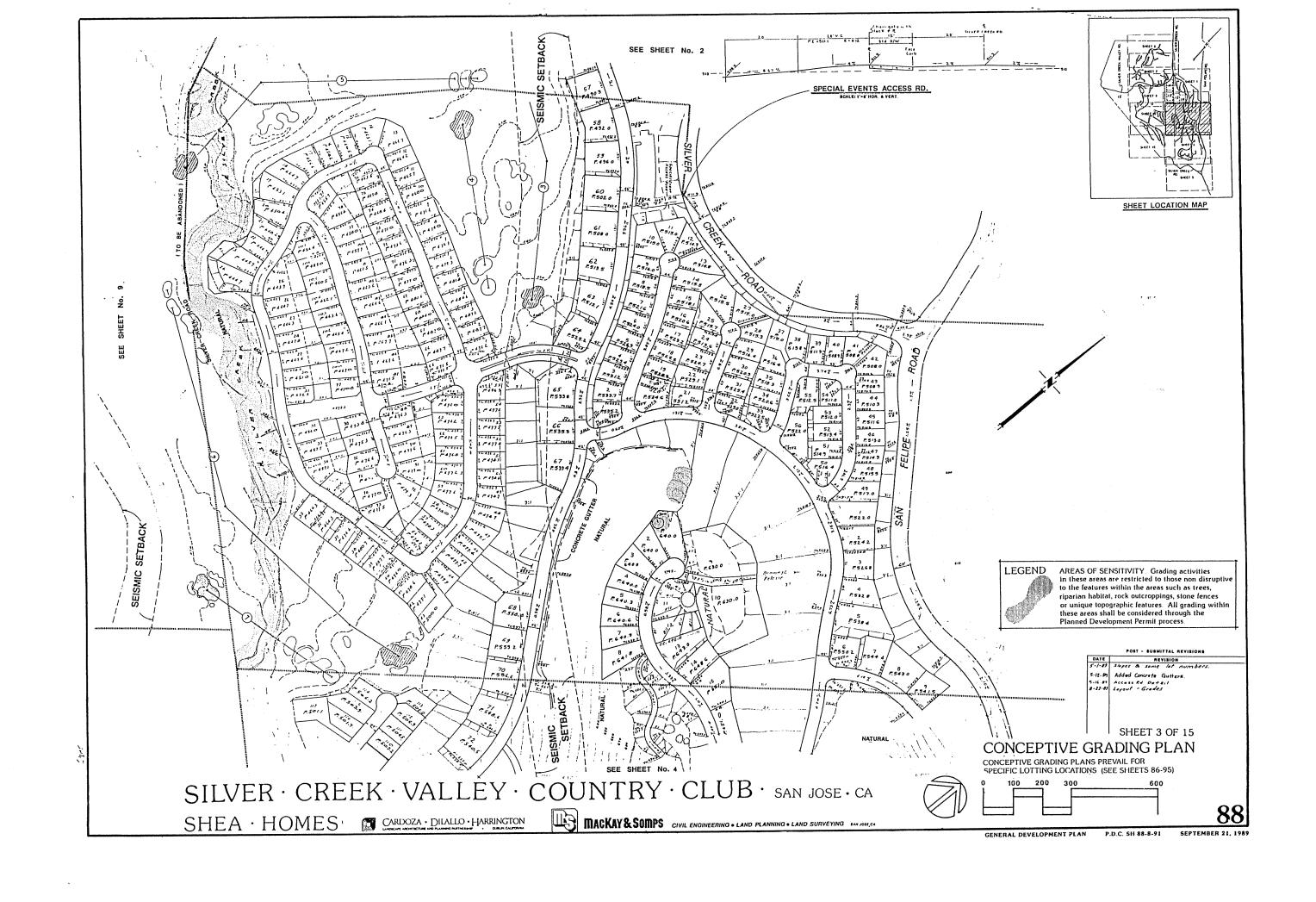
SILVER · CREEK · VALLEY · COUNTRY · CLUB · SAN JOSE · CA

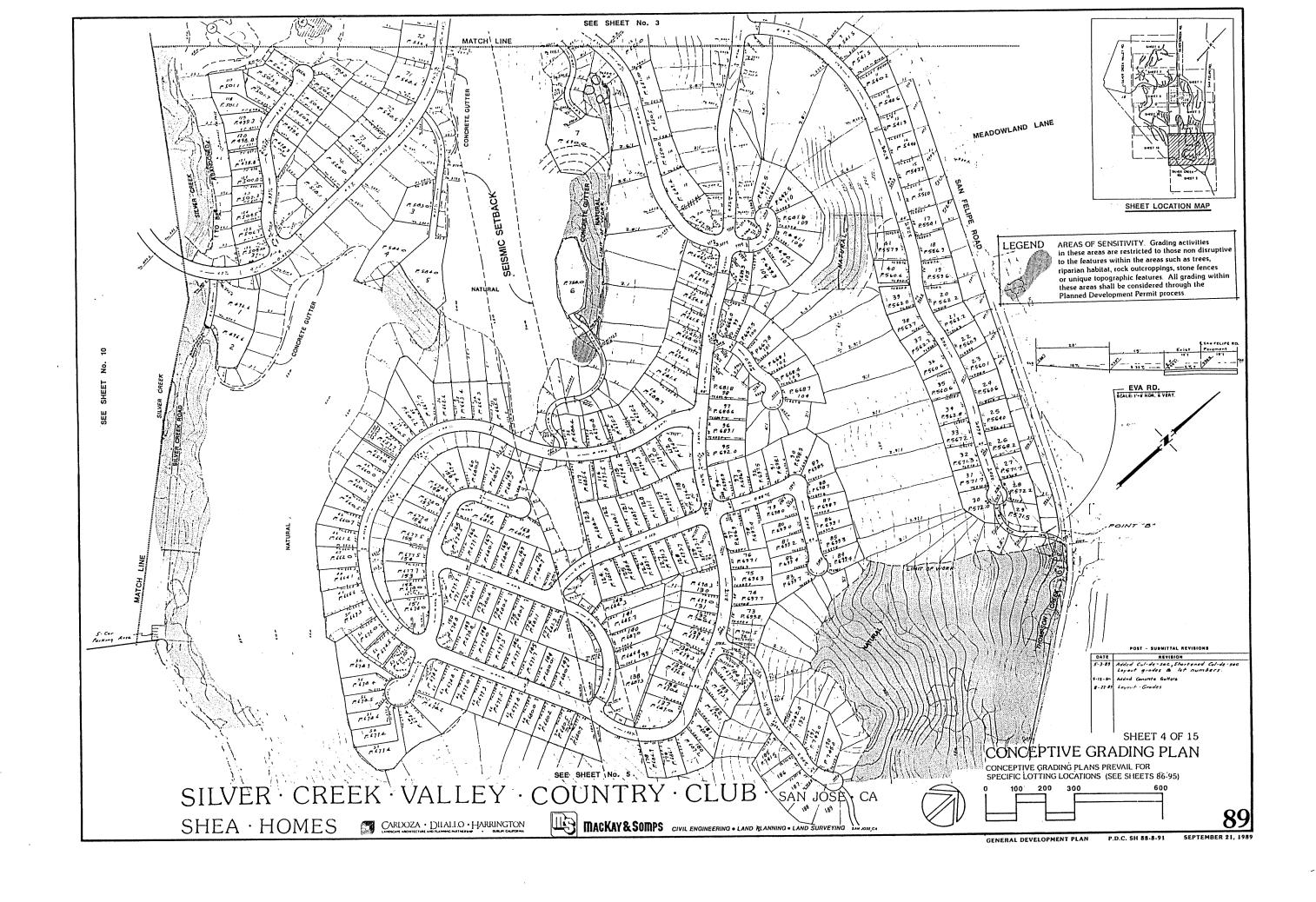
GENERAL DEVELOPMENT PLAN P.D.C. SH 88-8-91 SEPTEMBER 21, 1989

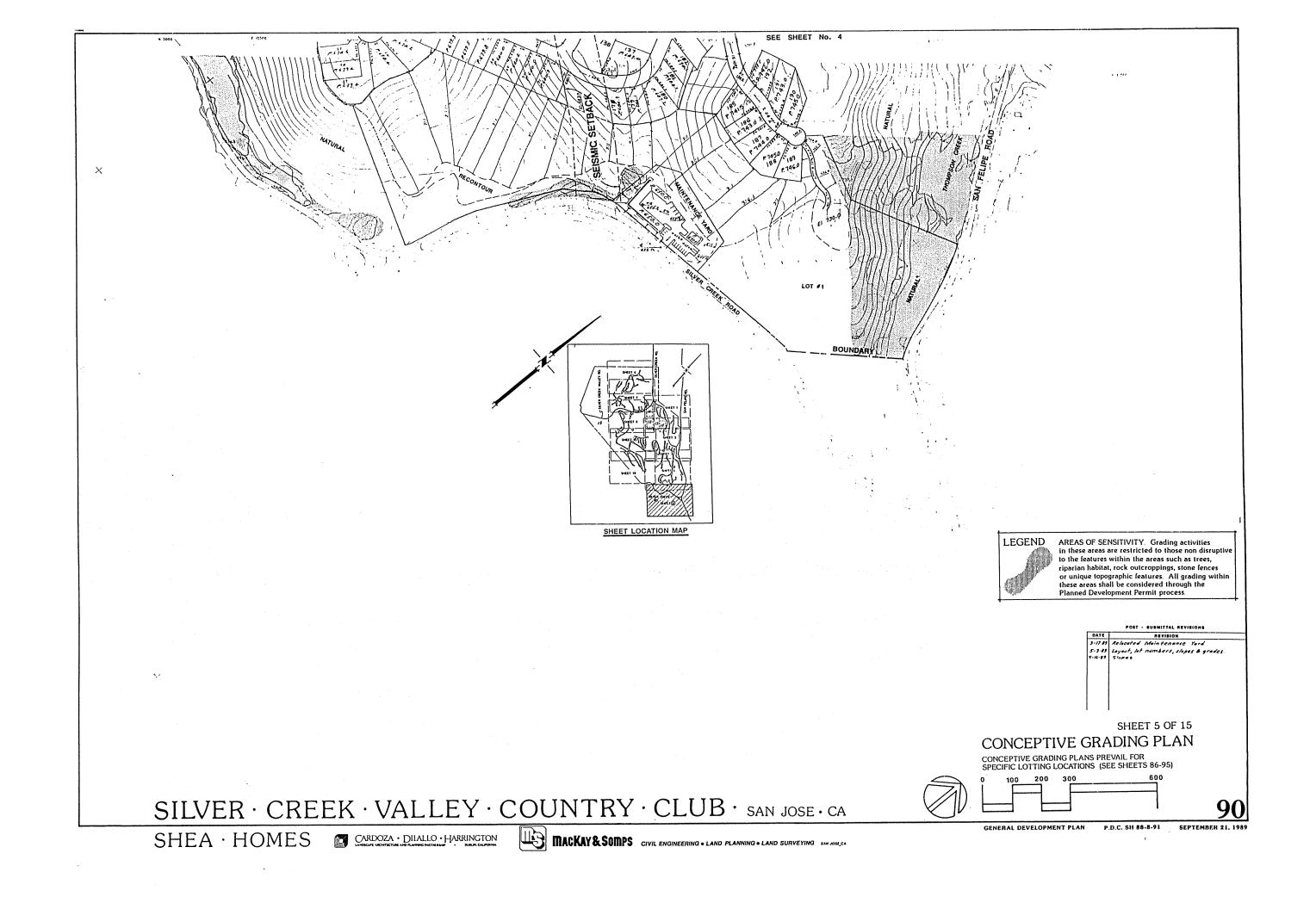
CONCEPTUAL NEIGHBORHOOD LOCATION PLAN

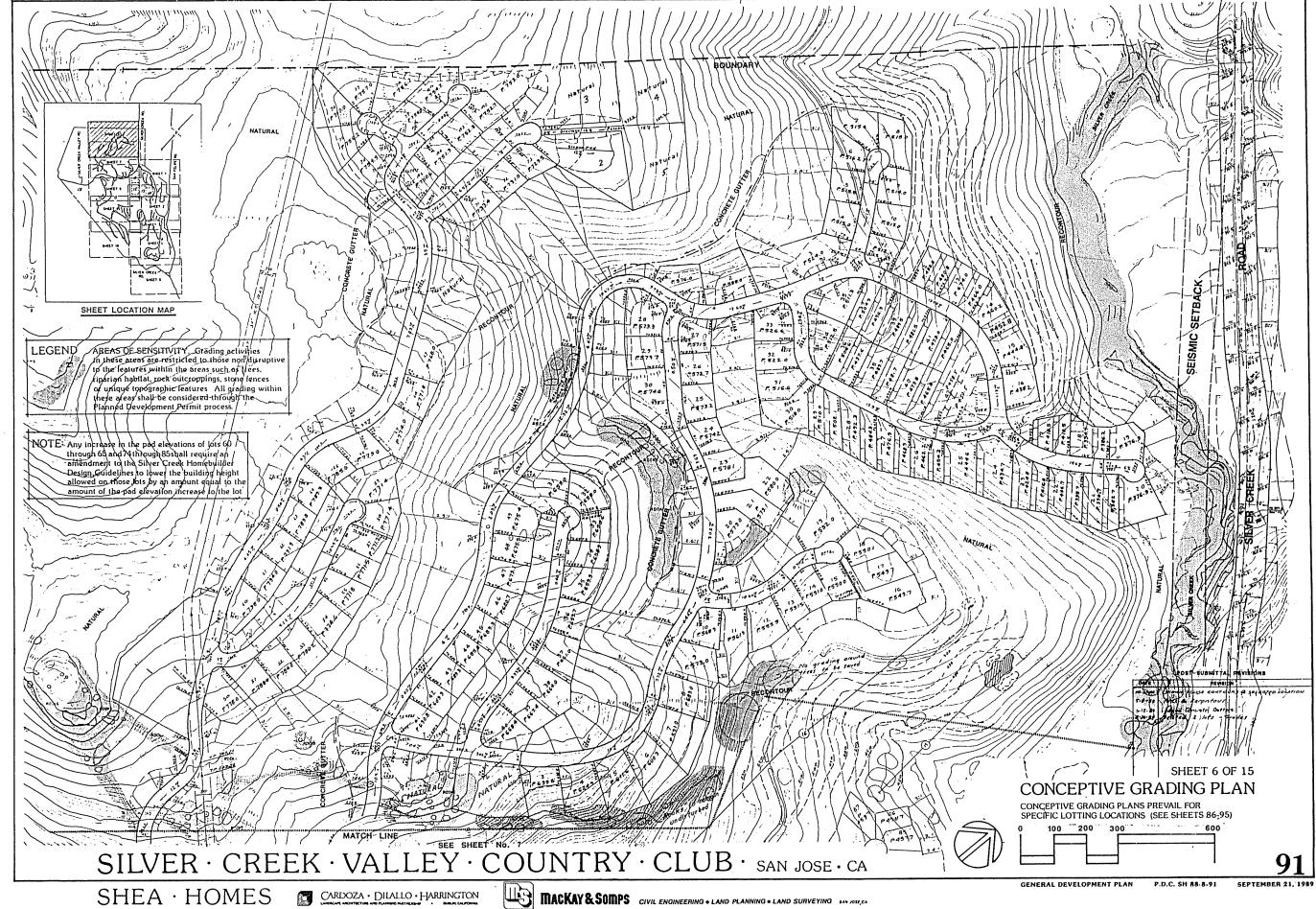


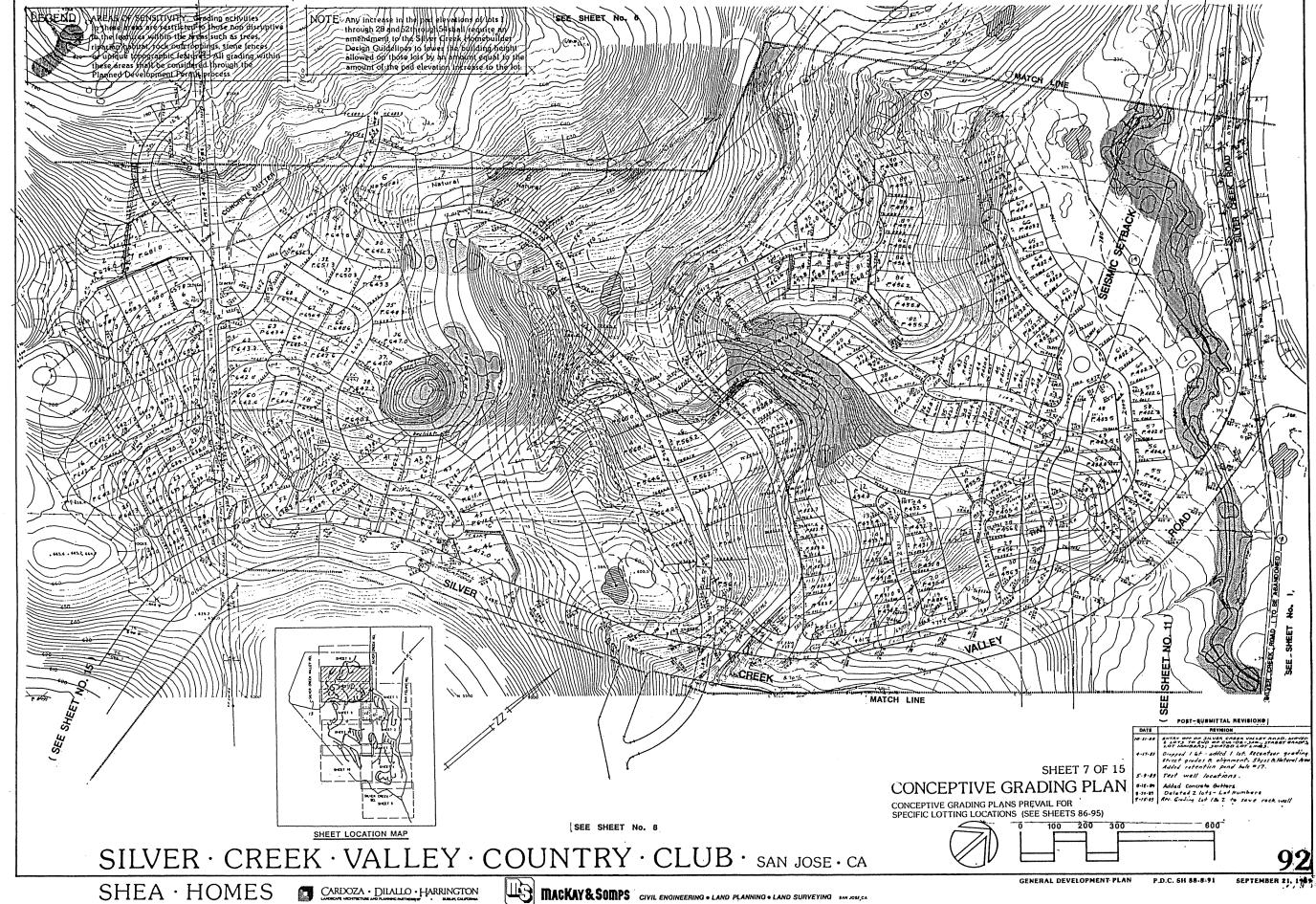


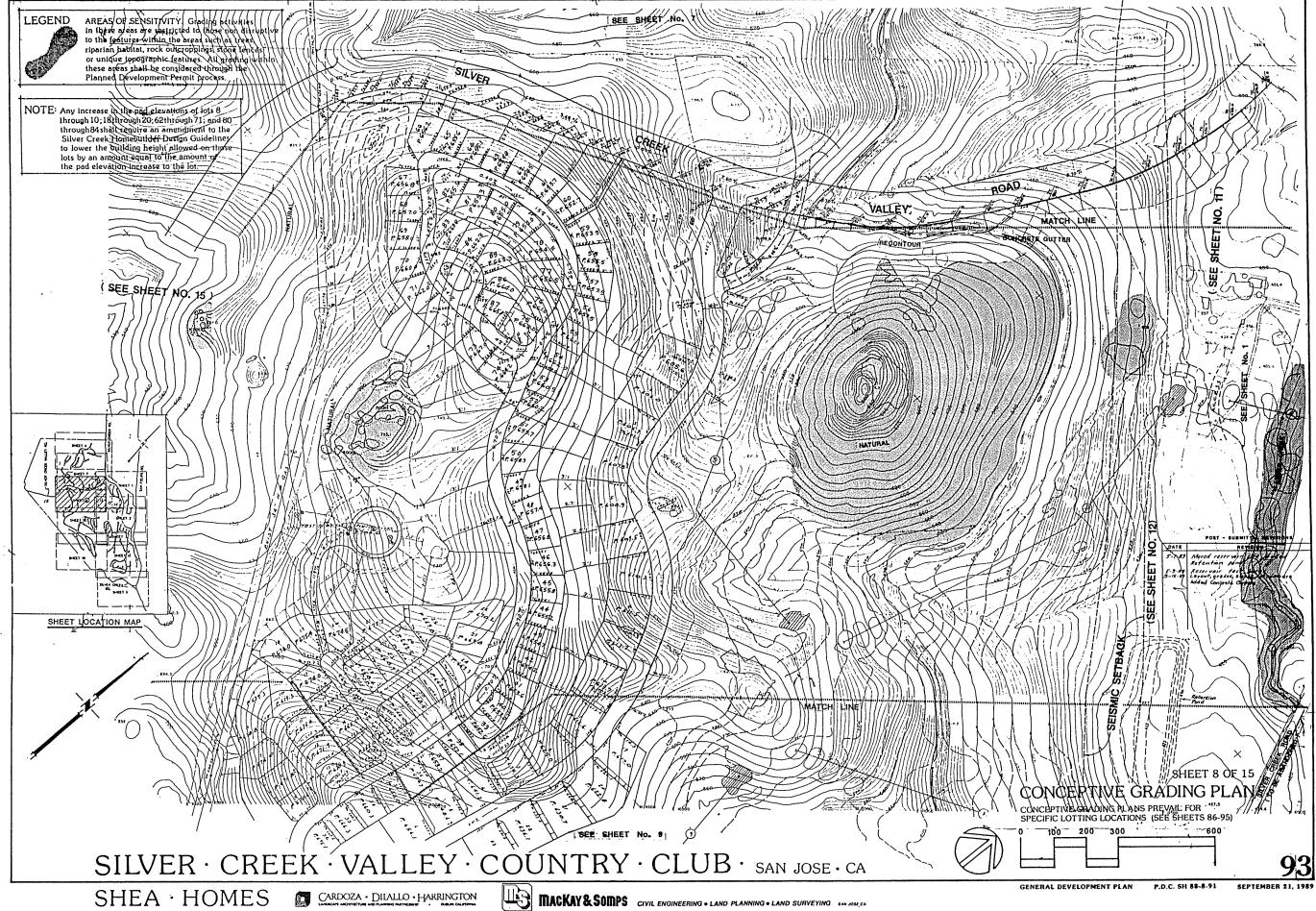


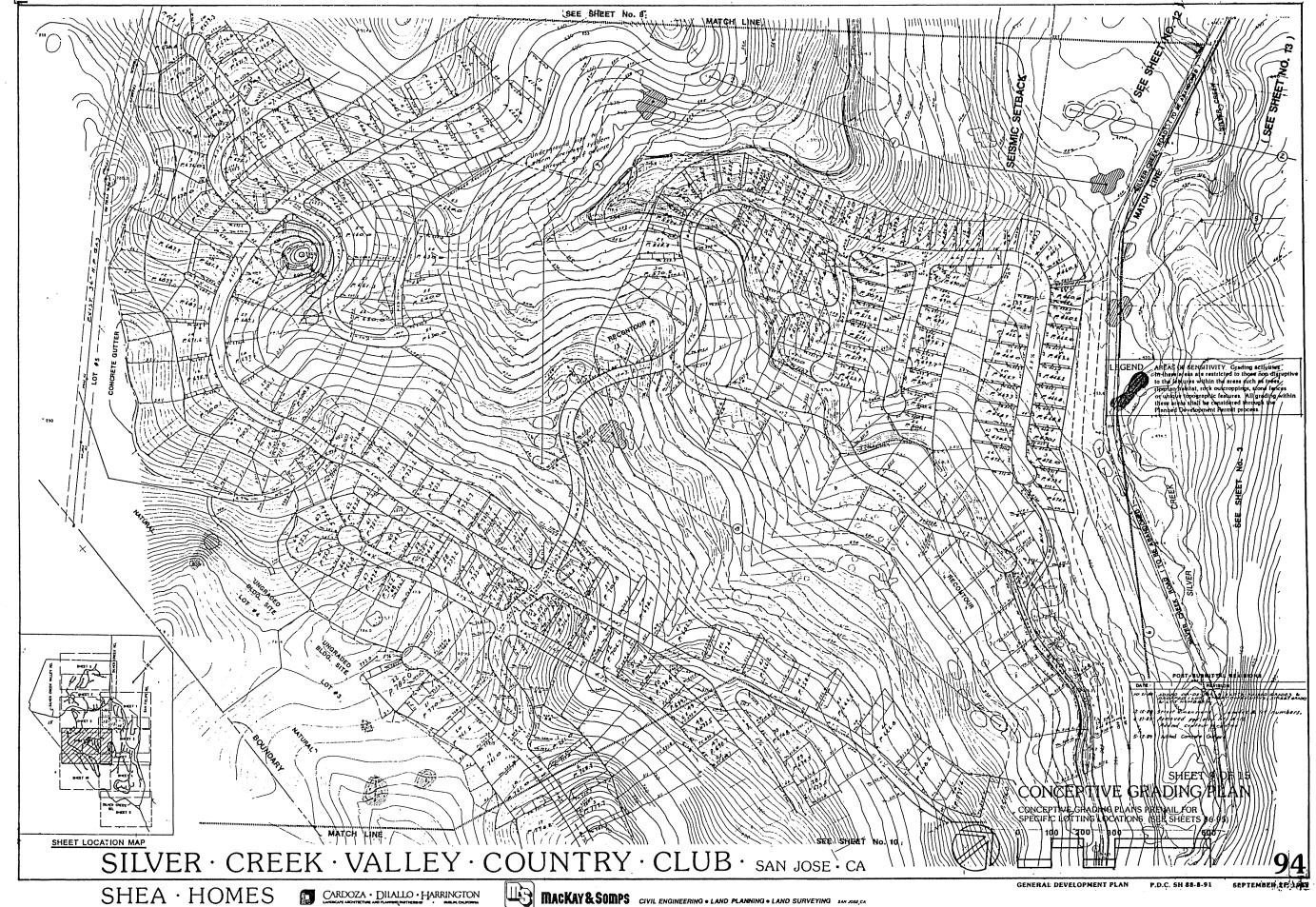


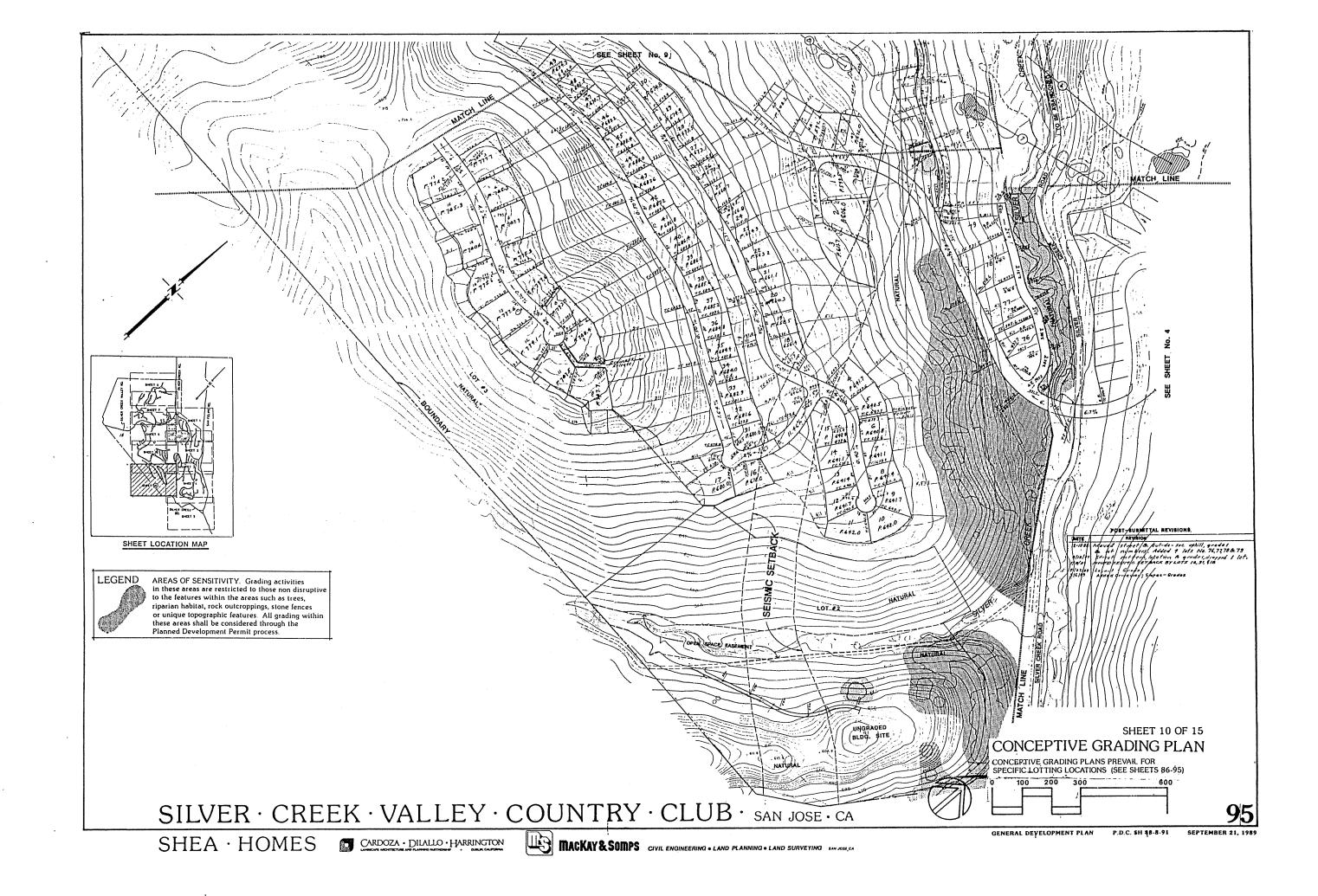


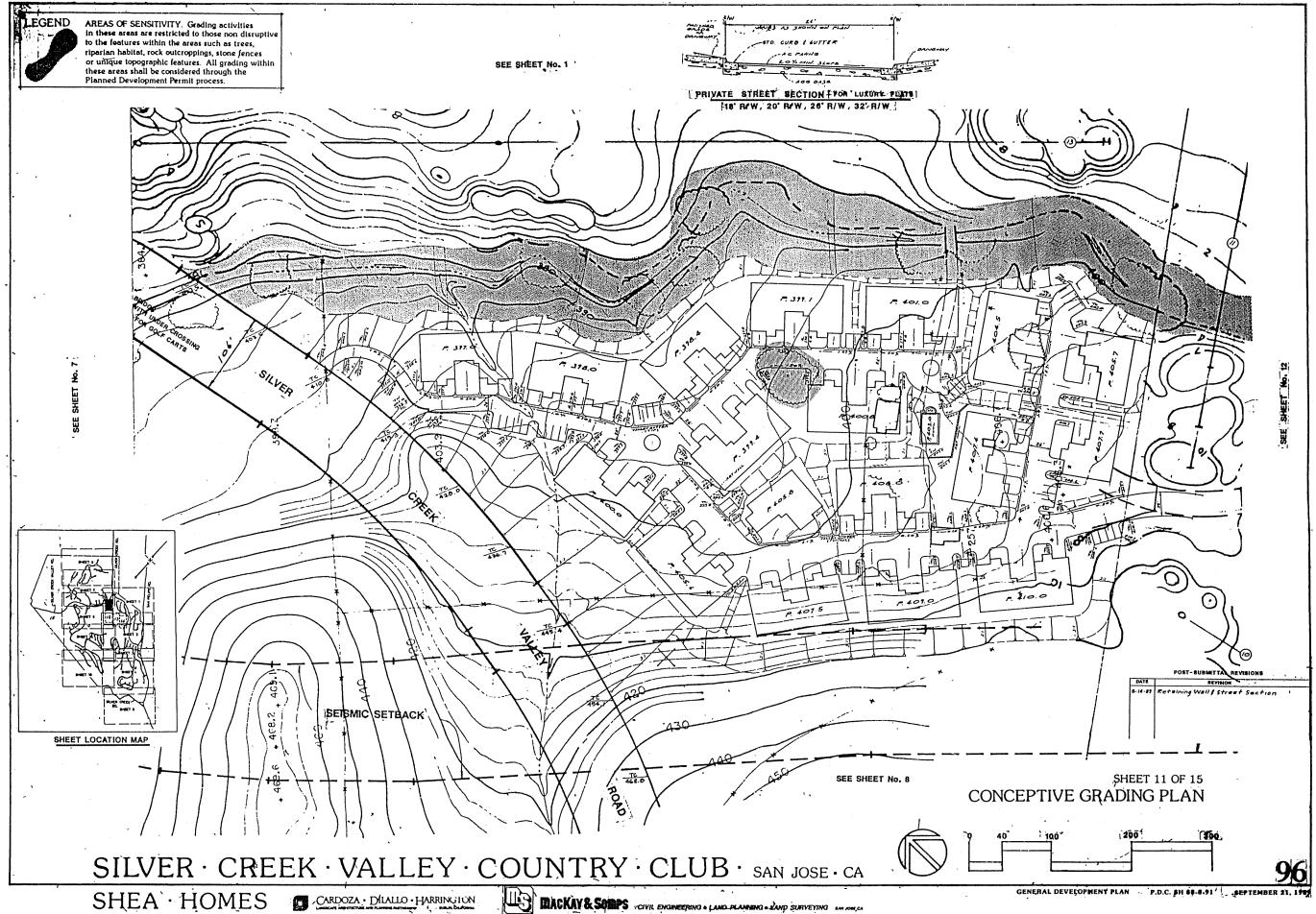


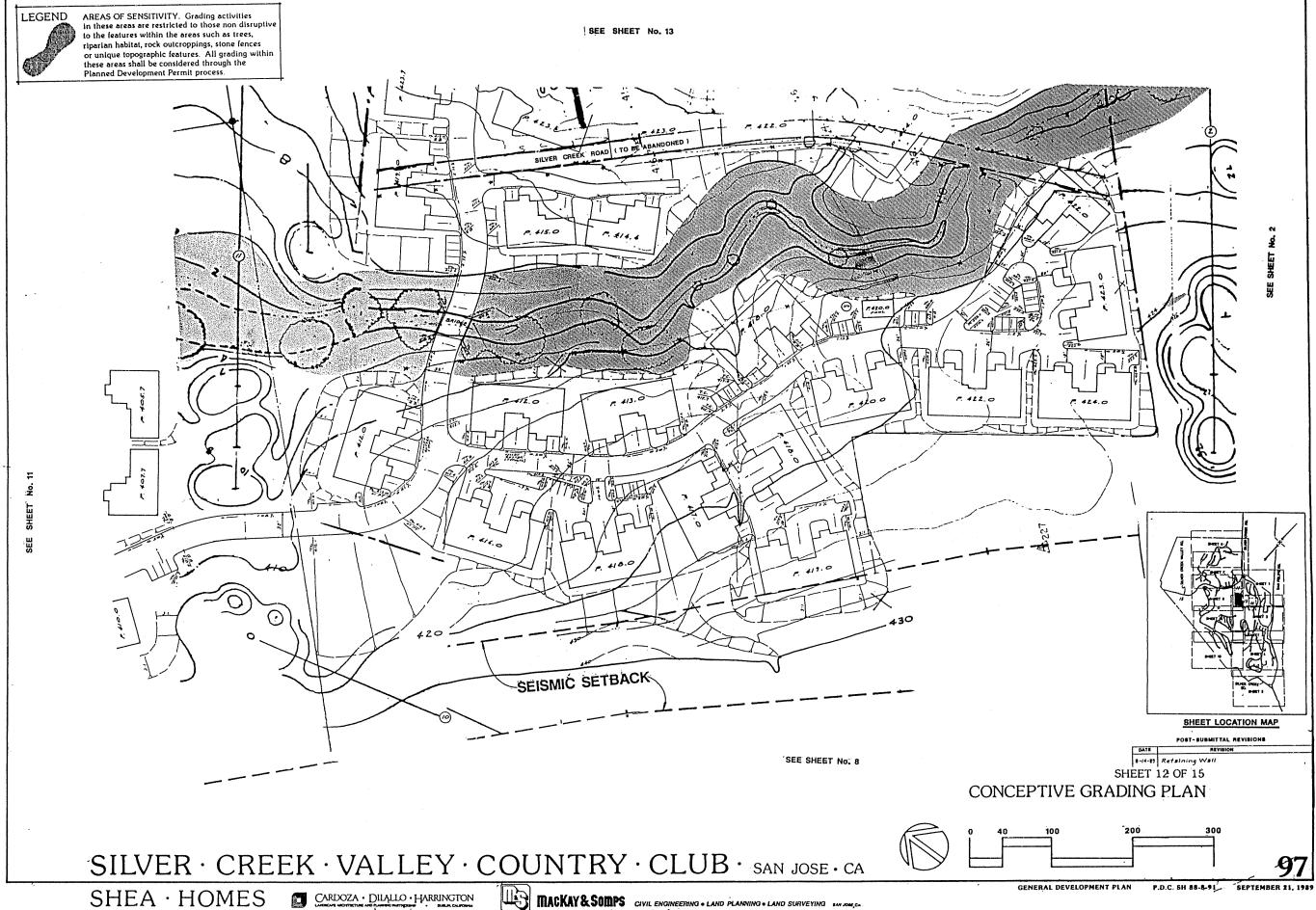


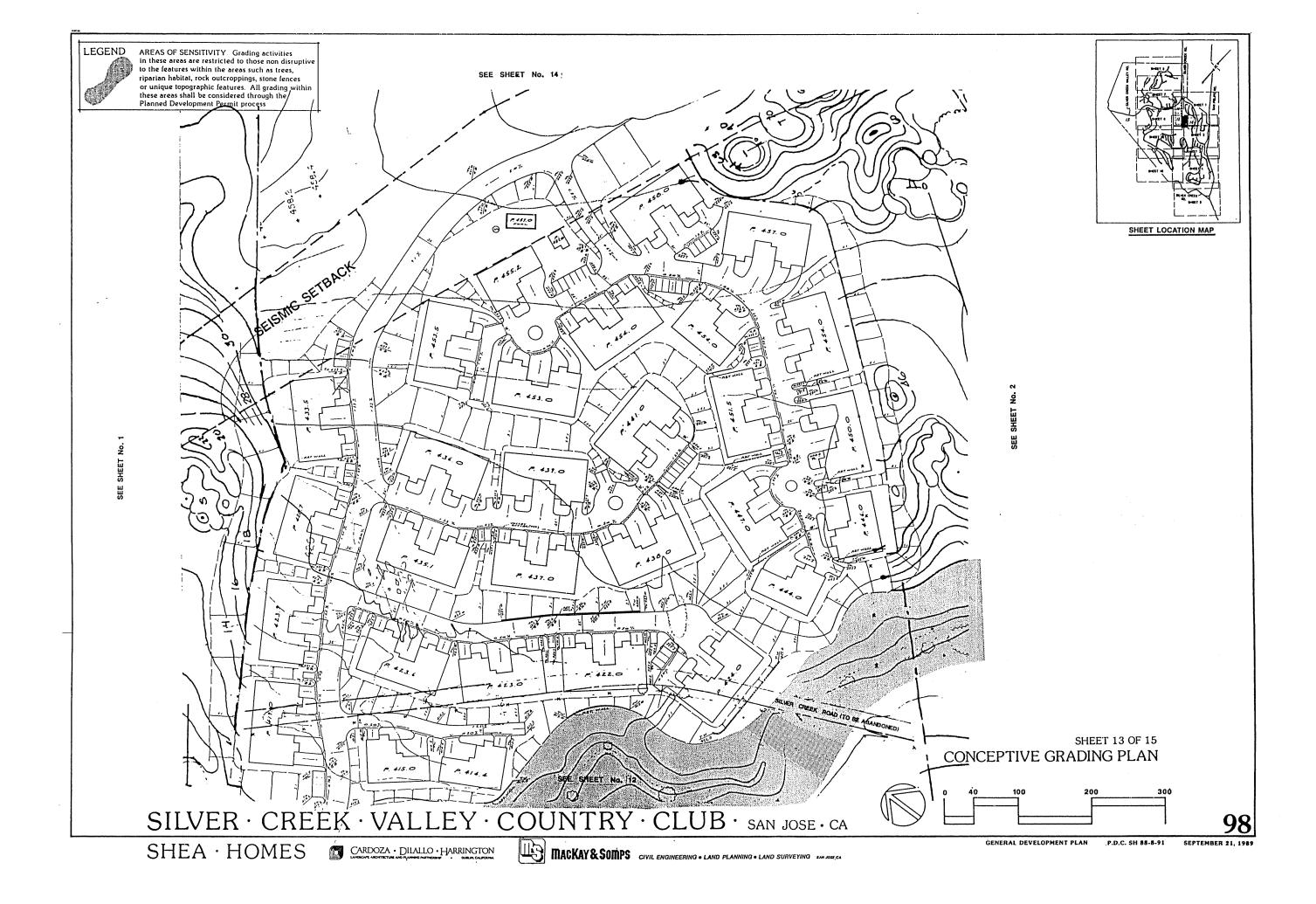


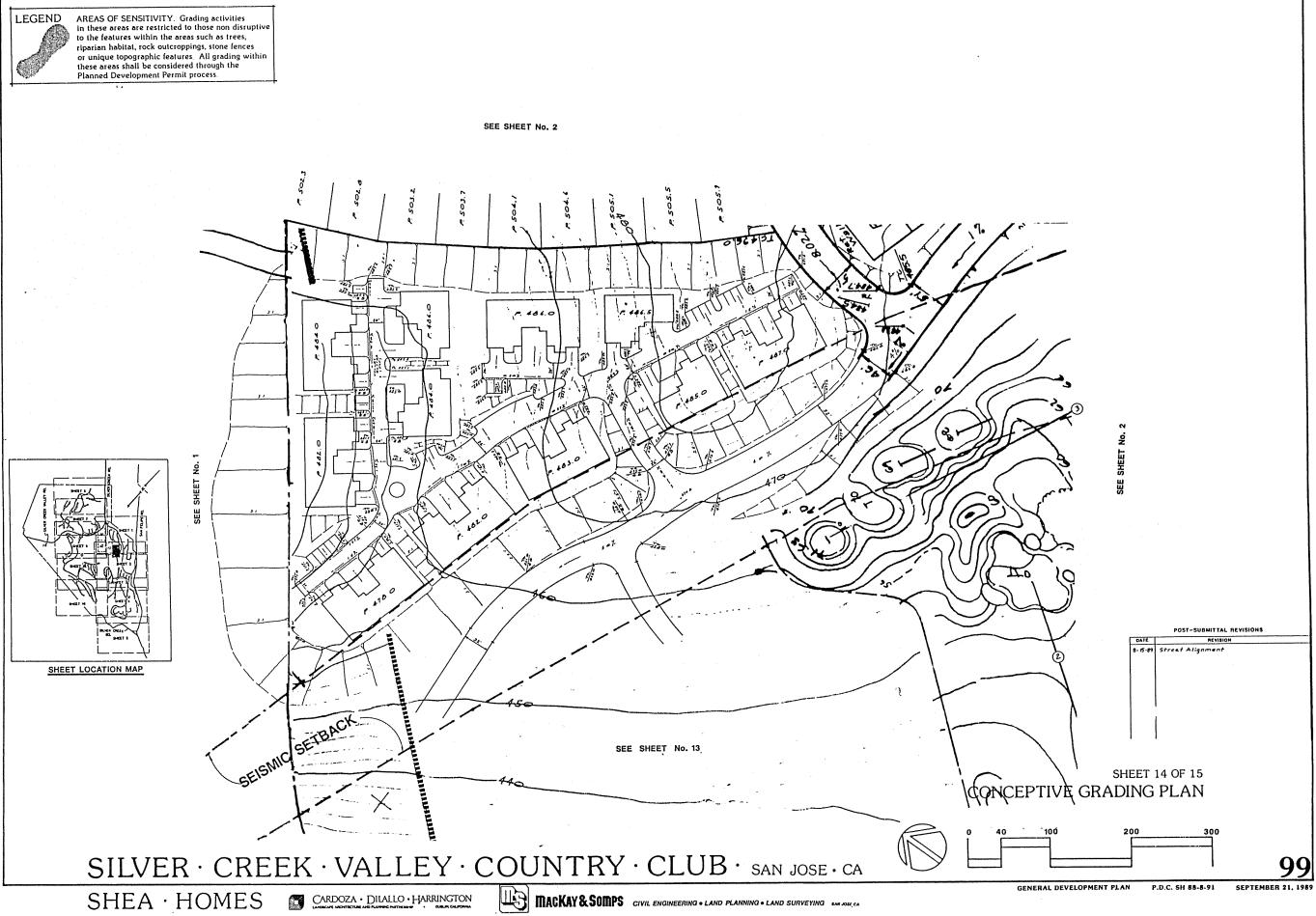


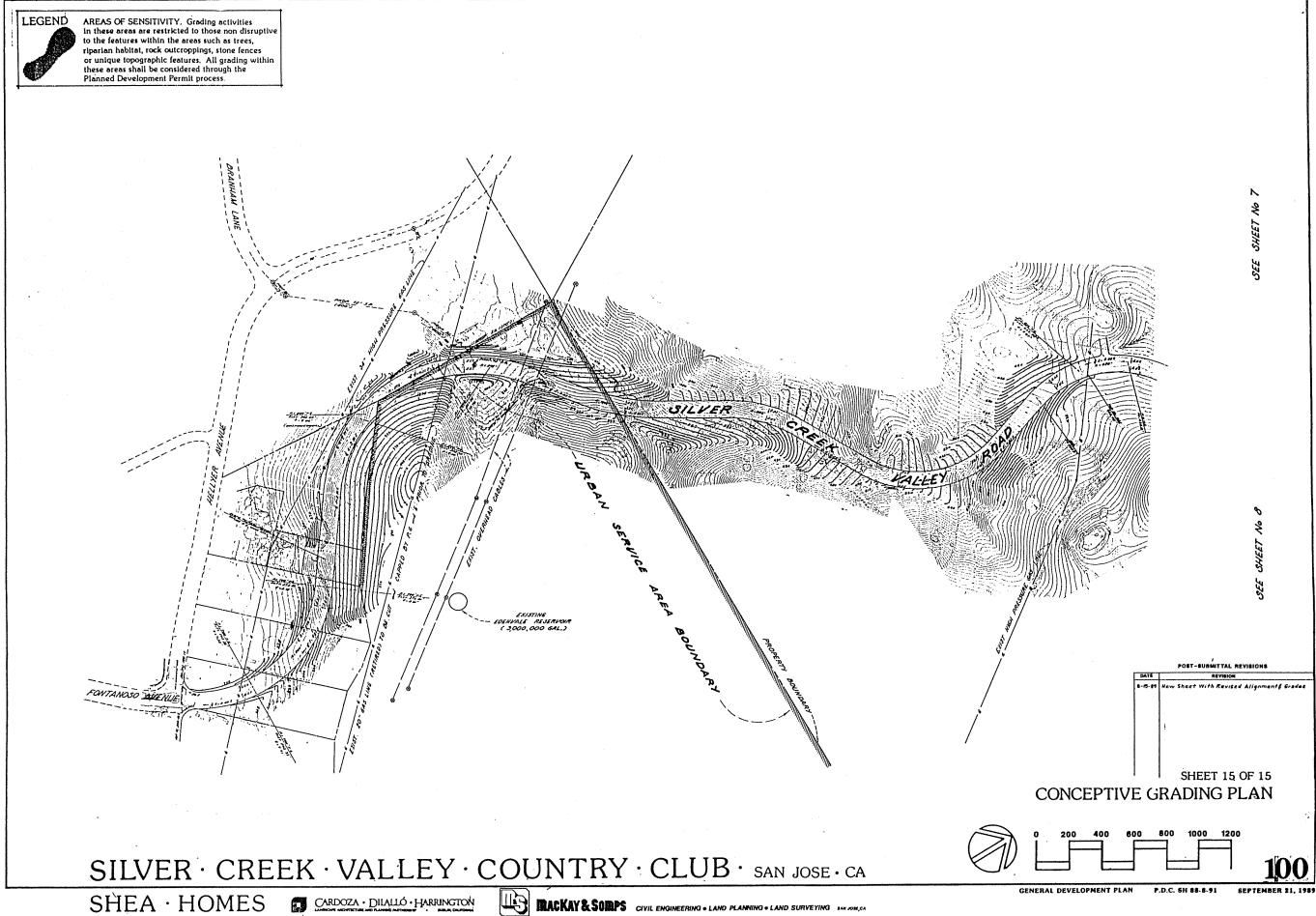


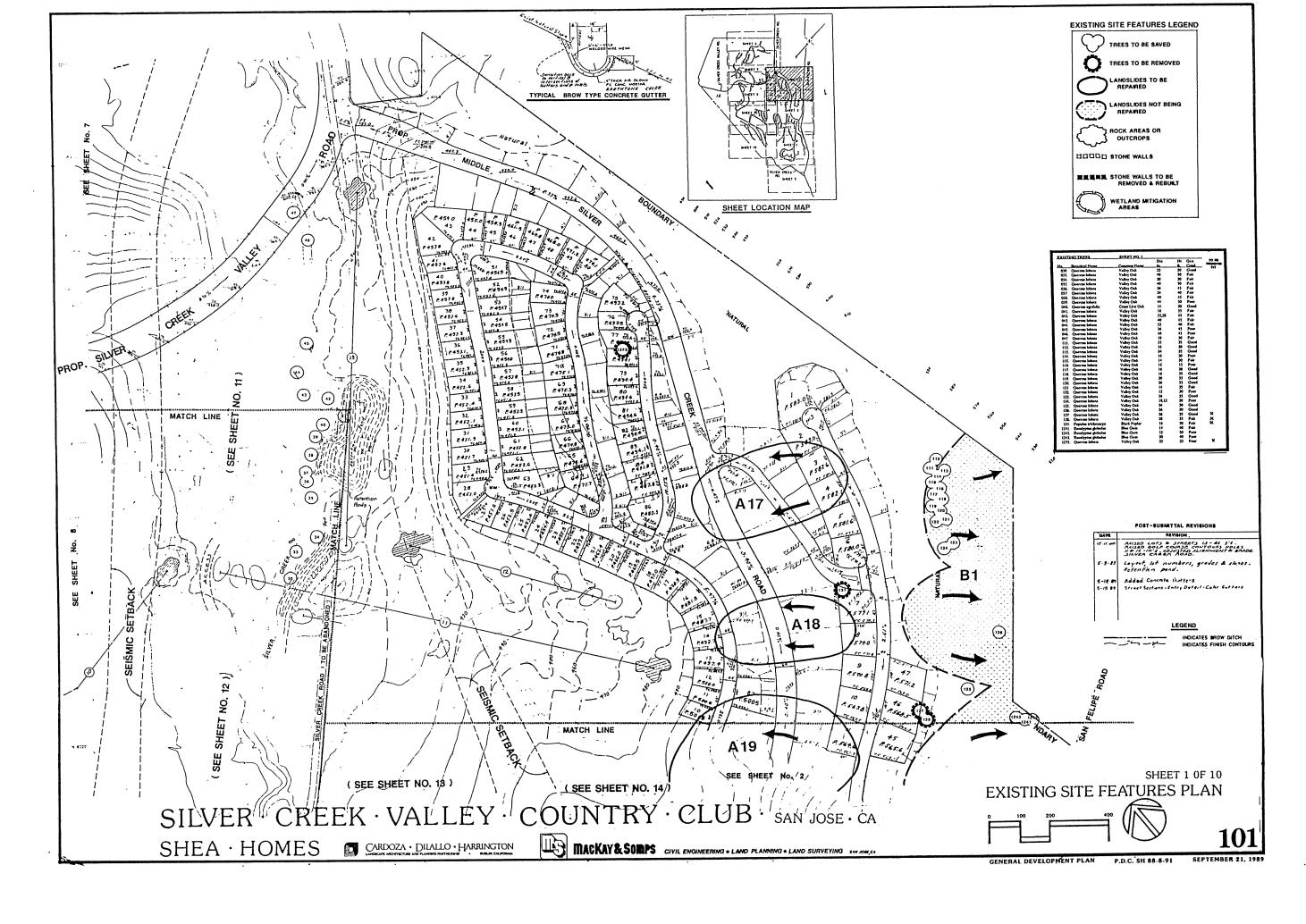


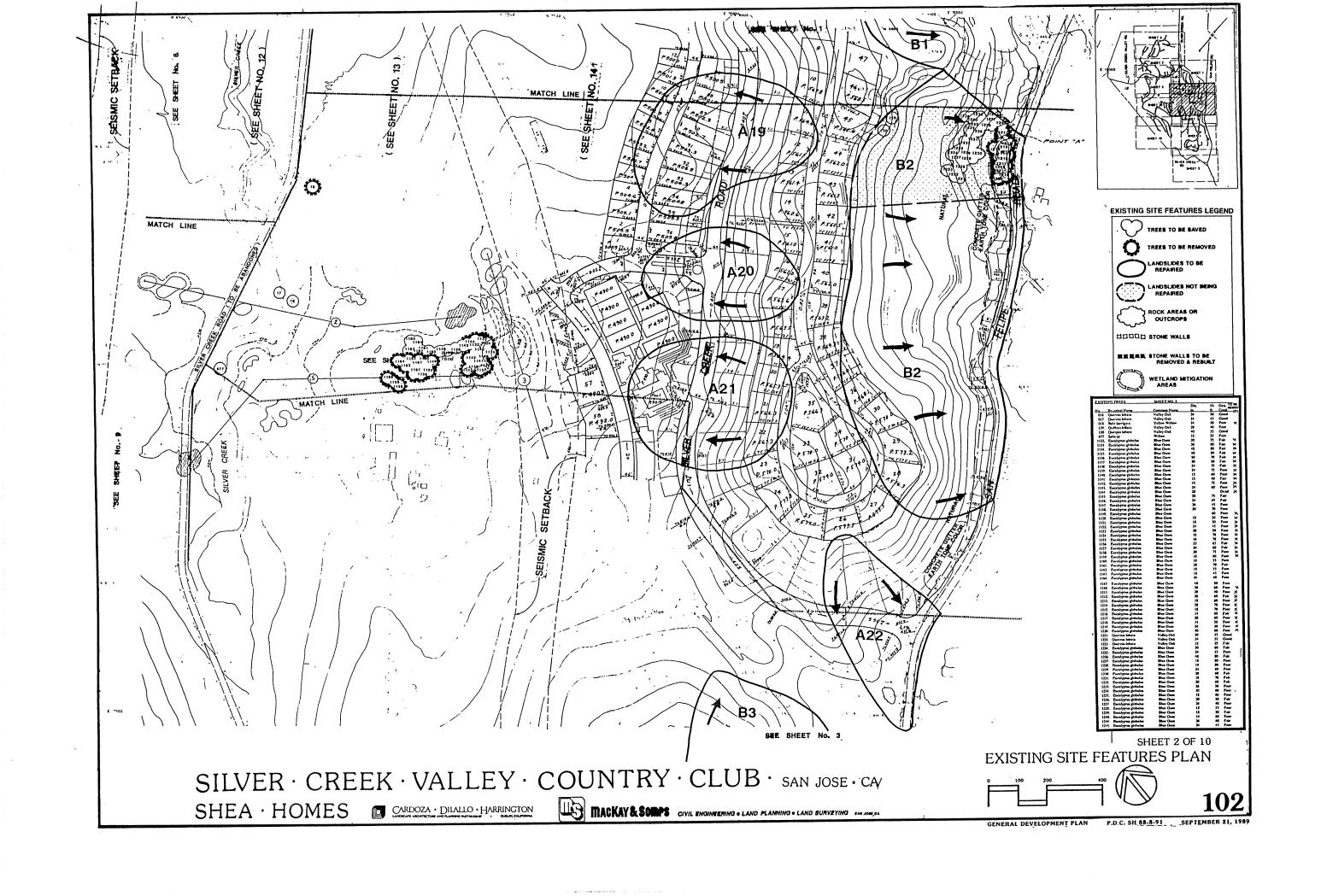


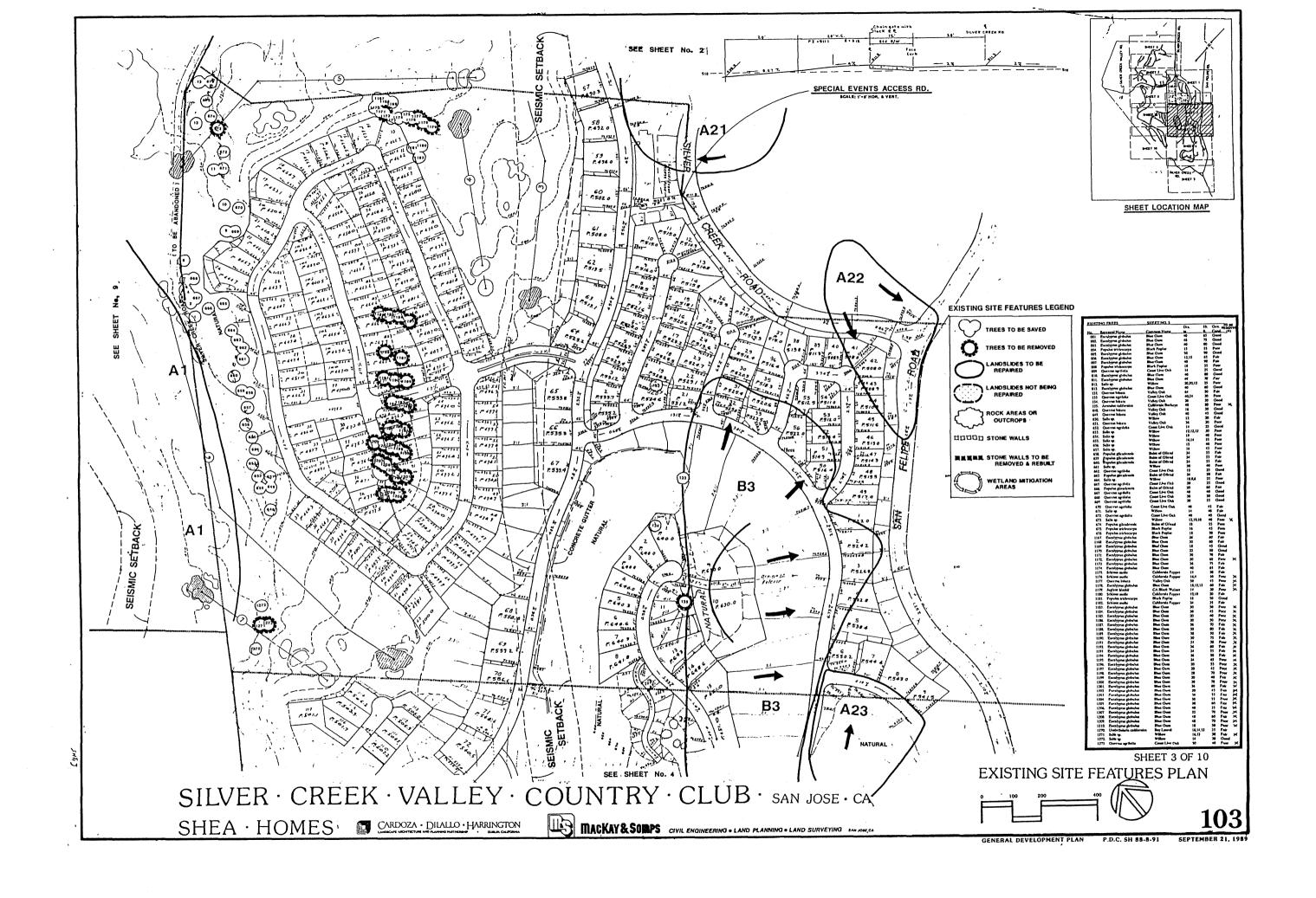


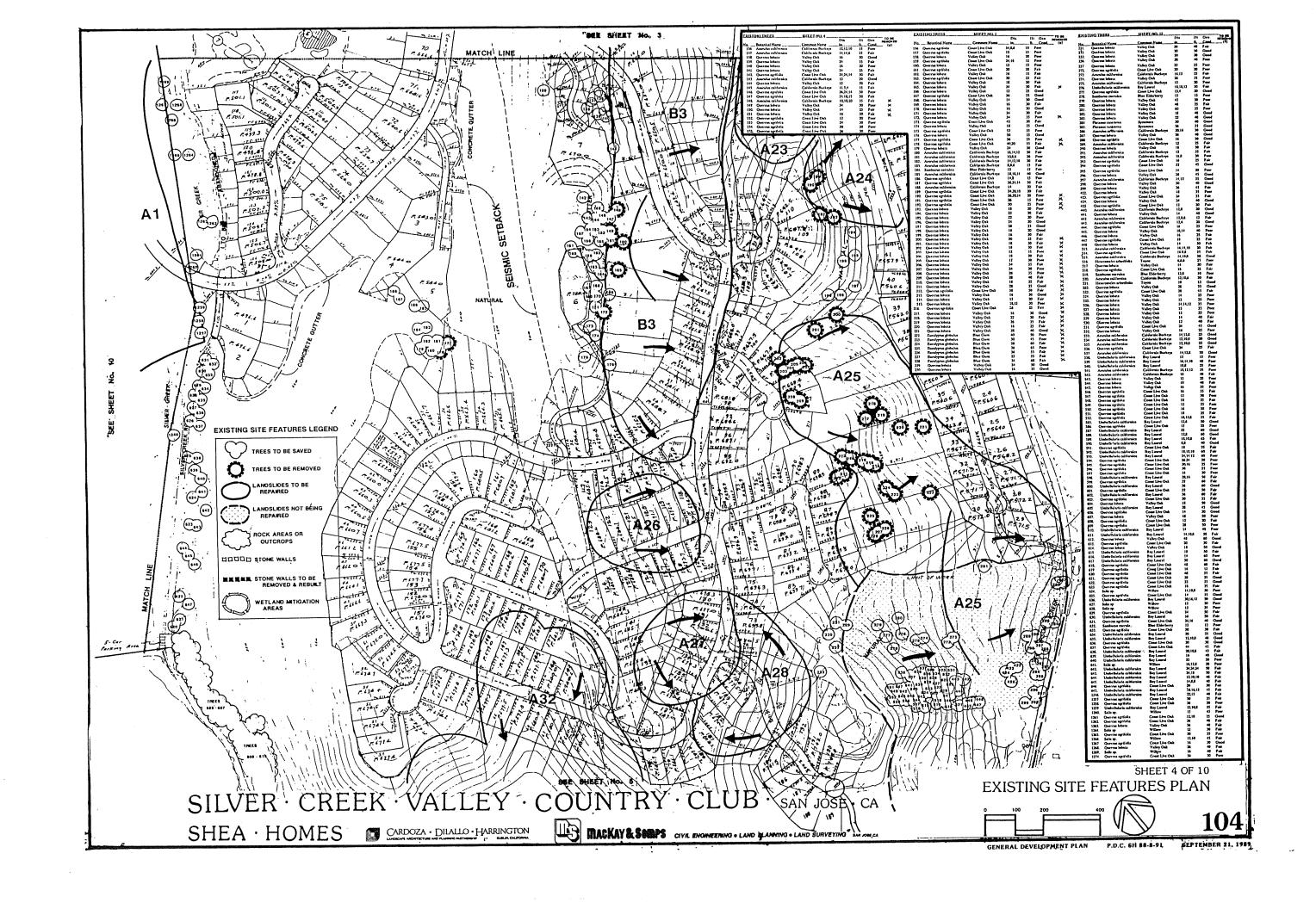


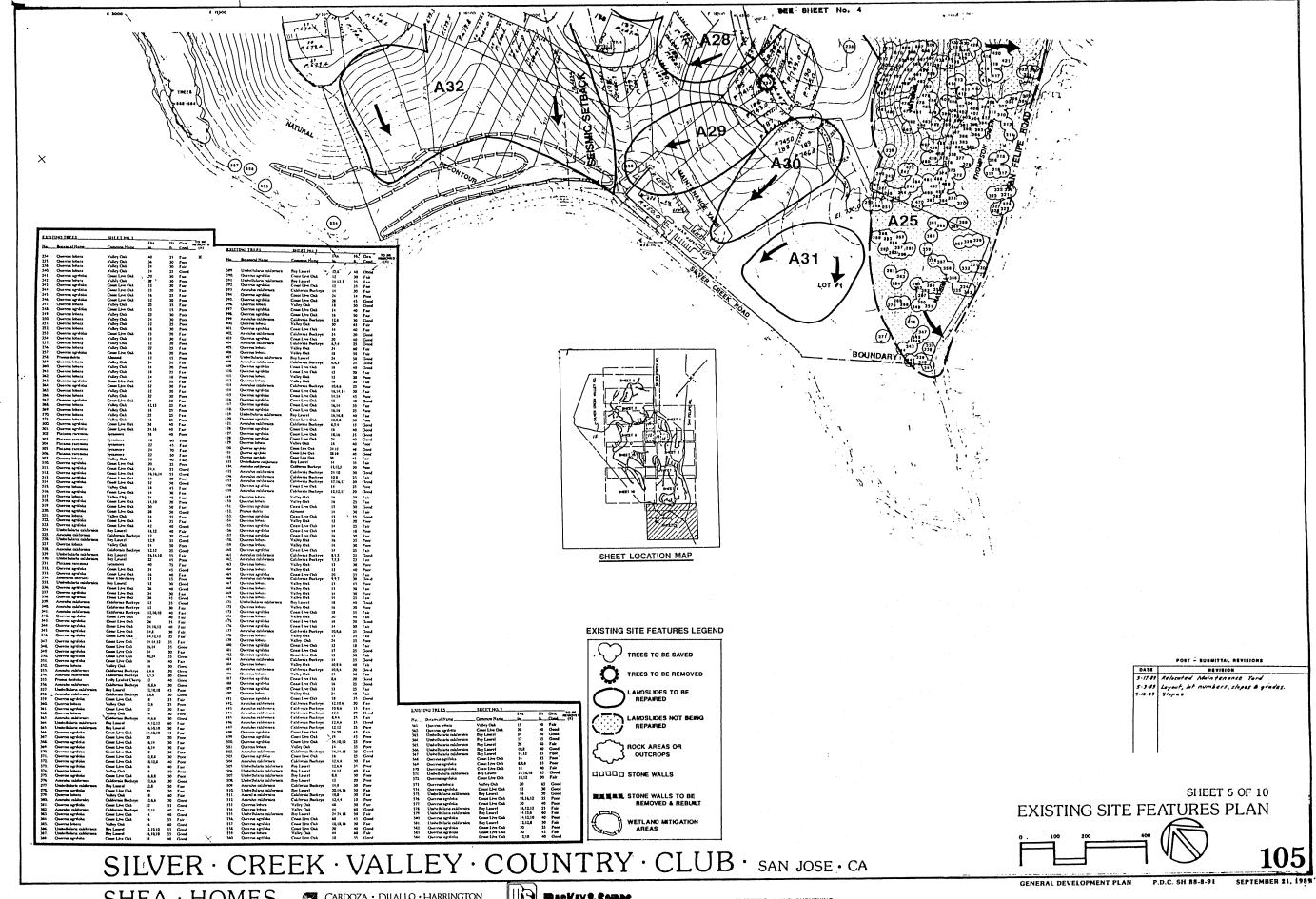










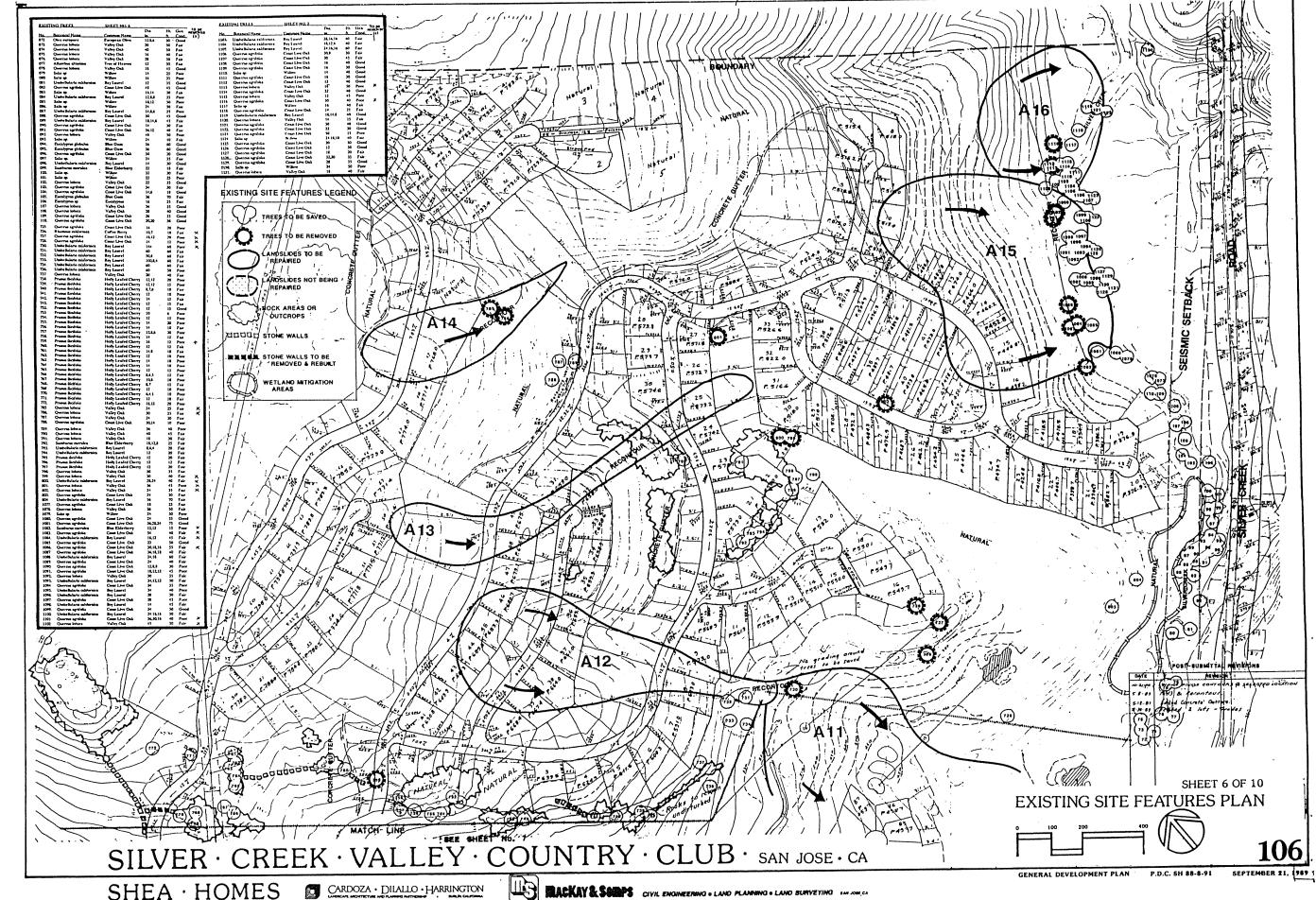


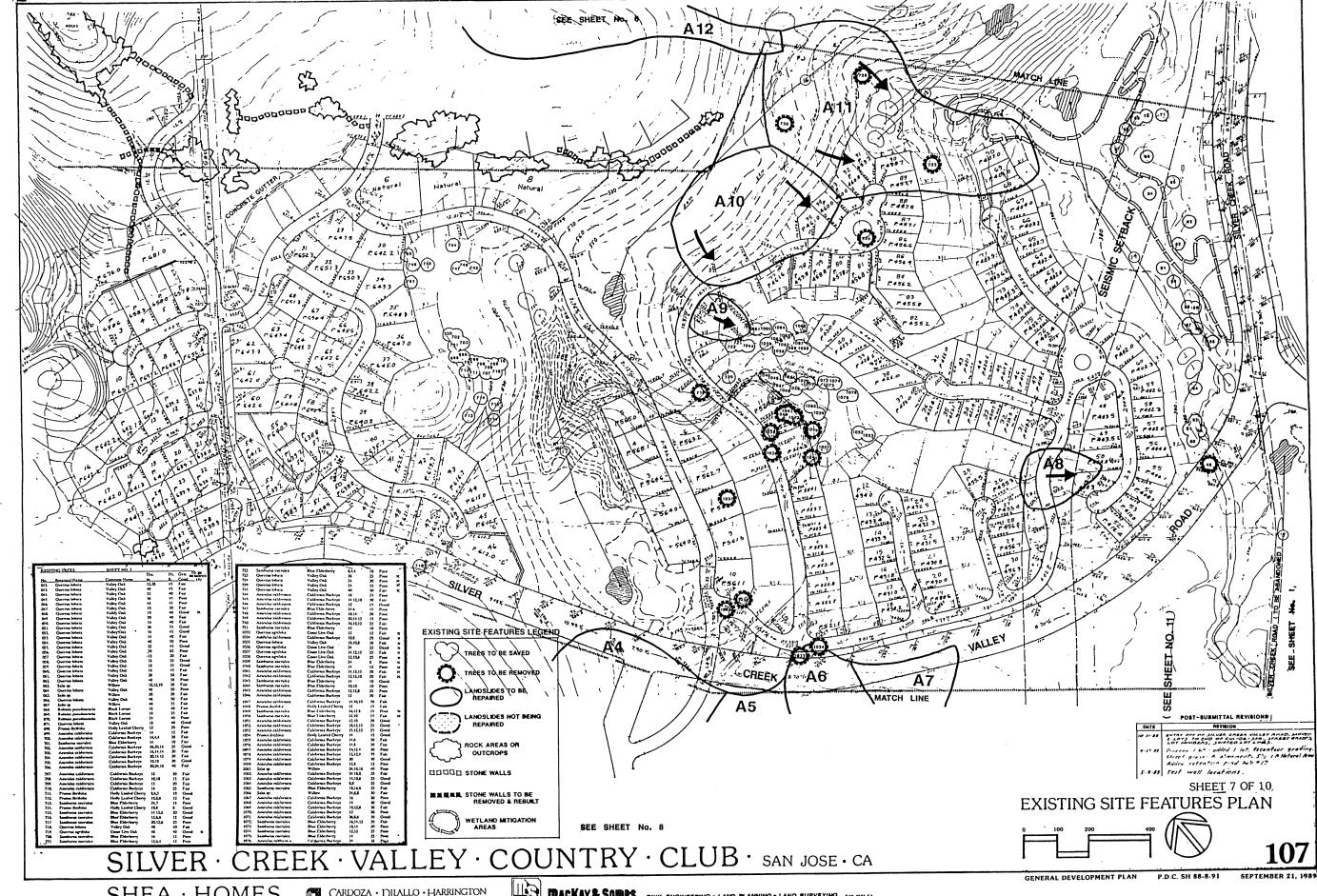
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CARDOZA - DILALLO - HARRINGTON



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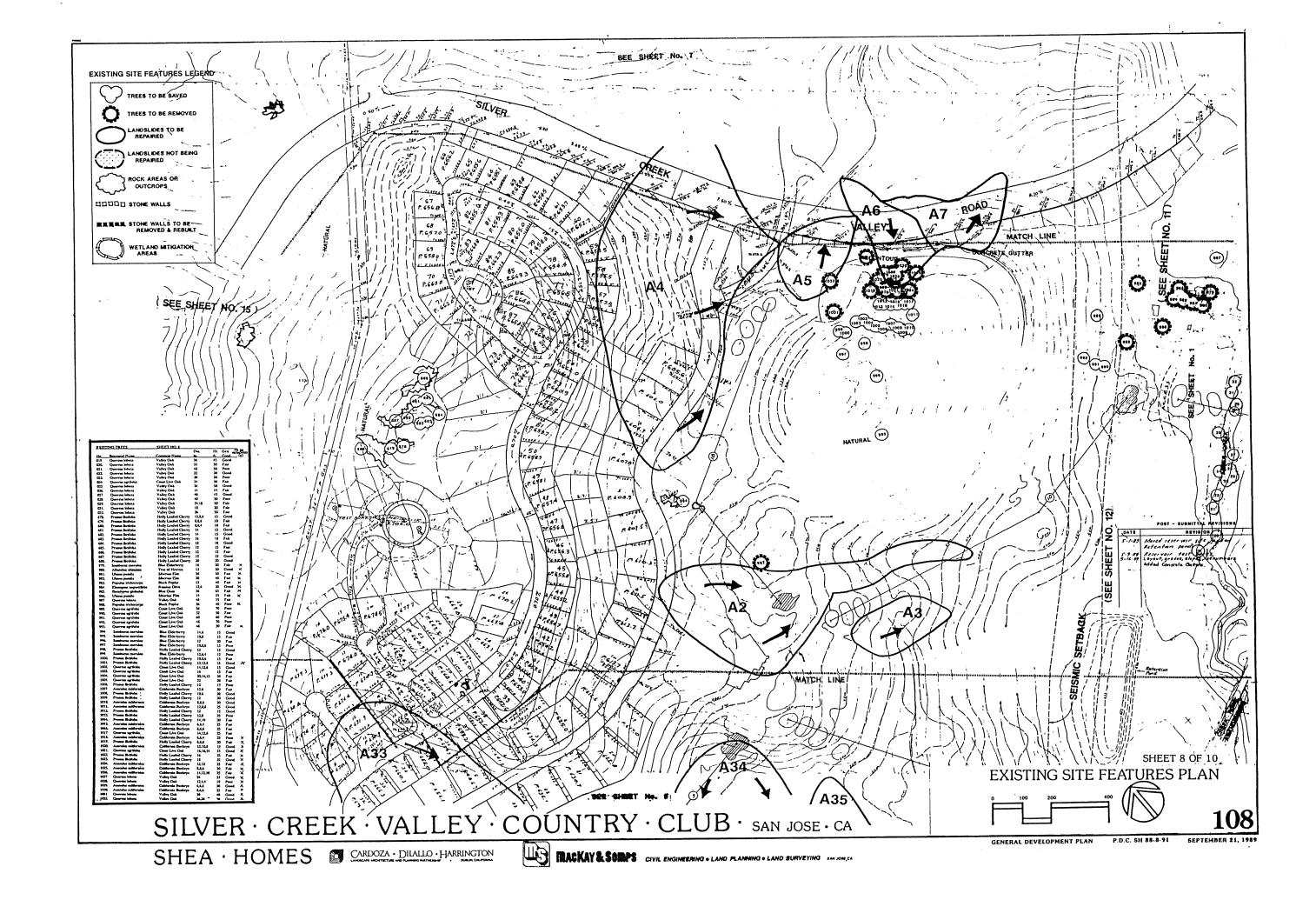


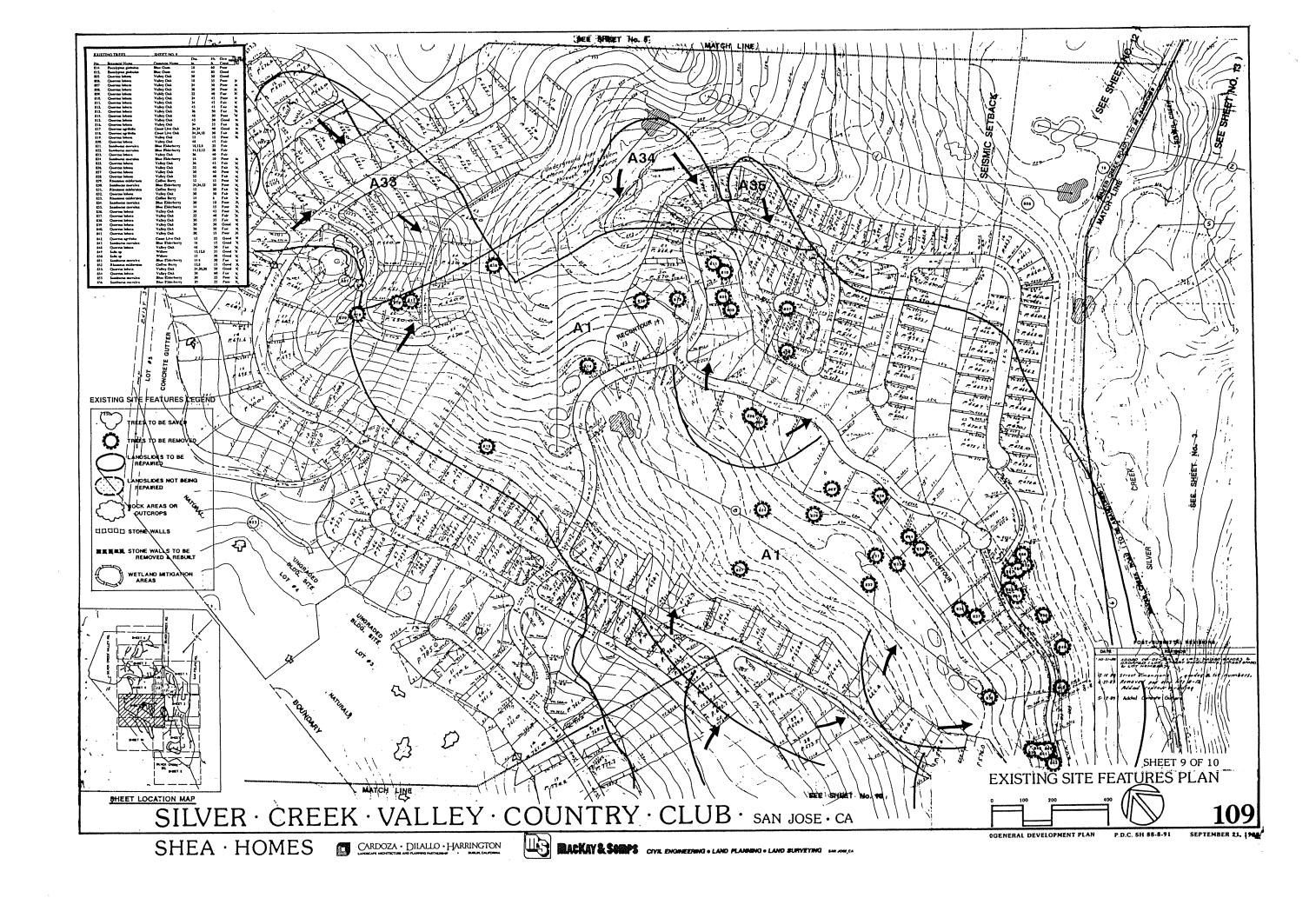


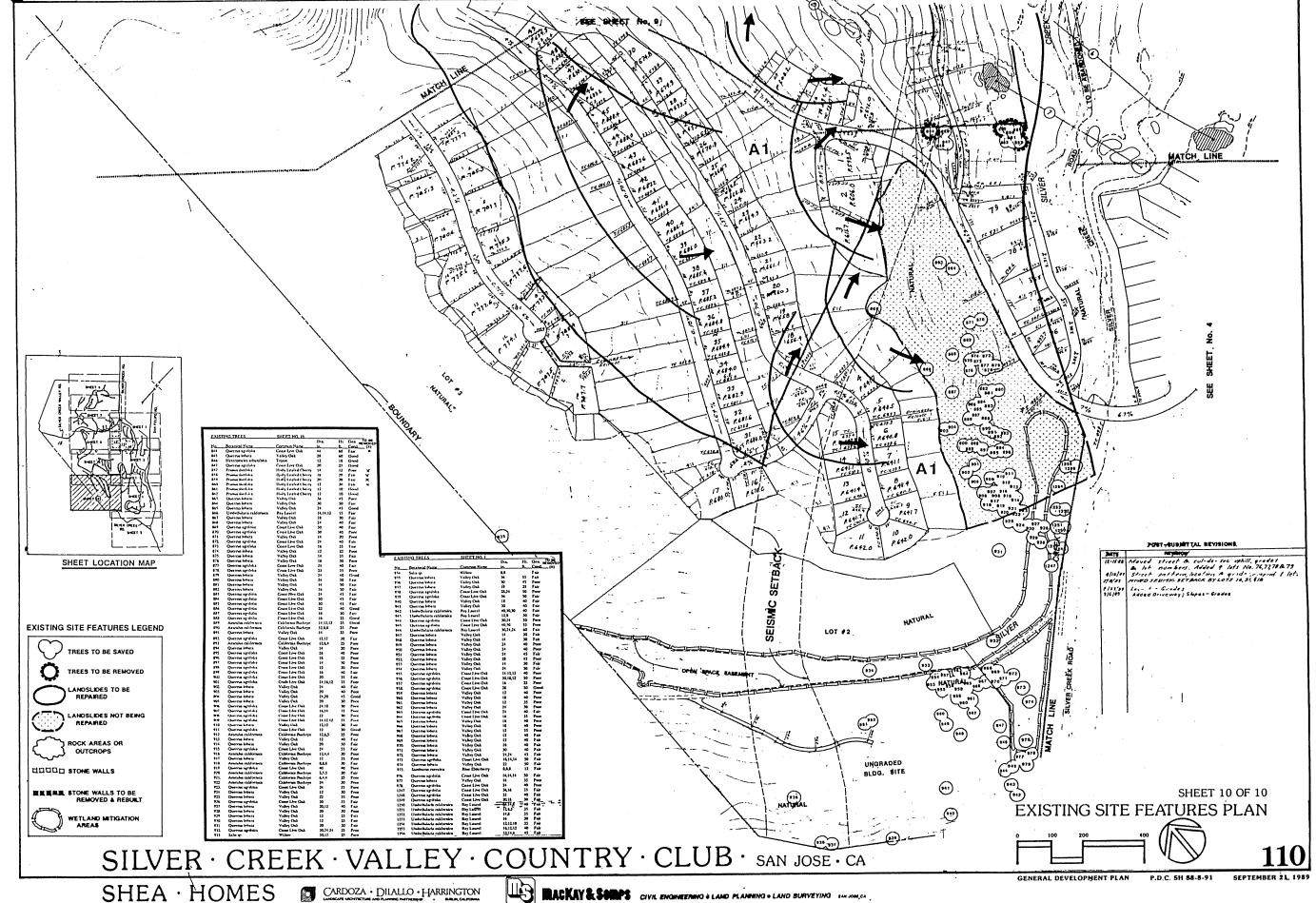
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